

East Herts District Plan October 2018



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Chapter 1

Introduction



Chapter 1 . Introduction

Chapter 1 Introduction

1.1 What is the District Plan?

- 1.1.1** The District Plan sets out the Council's planning framework for the district. It identifies how East Herts will grow and develop to become an even more desirable and prosperous place to live, work and visit. It covers the period 2011–2033 and consists of a Written Statement (this document) and a Policies Map. Once adopted, the policies in the District Plan will replace the policies in the Local Plan 2007.
- 1.1.2** The District Plan, together with the Minerals and Waste Local Plans for Hertfordshire and any adopted Neighbourhood Plans, form the Development Plan for the district. The Development Plan is the basis upon which planning applications will be determined, unless there are material planning considerations that indicate otherwise. The policies of the Plan should be read as a whole.
- 1.1.3** The District Plan is a long-term document which provides certainty to communities and businesses as to where development will be provided and, likewise, where precluding restrictions may apply. It also allows infrastructure providers to plan effectively for the future.
- 1.1.4** The District Plan should be read alongside policies set out in the National Planning Policy Framework (NPPF).

1.2 Content of this Document

- 1.2.1** The District Plan Written Statement is divided into three parts:
- **Part 1: Development Strategy** comprises Chapters 1-13 and includes the vision and strategic objectives, development strategy and settlement/site specific policies.
 - **Part 2: Development Management Policies** comprises Chapters 14-24 and contains the policies which will be used by the Council in the determination of planning applications.
 - **Part 3: Delivery and Monitoring** contains policies on infrastructure and service delivery.
- 1.2.2** The Policies Map shows the main policy designations, such as Green Belt, housing allocations, employment areas, environmental assets, conservation areas and open spaces.

1.3 Evidence Base

- 1.3.1** The preparation of the District Plan has been informed by an extensive evidence base which is available to view on the Council's website at:

www.eastherts.gov.uk/evidencebase

- 1.3.2** The technical studies cover a range of topics including housing need and delivery, transport modelling, infrastructure requirements and economic development. A Sustainability Appraisal and a Habitats Regulations Assessment have also been undertaken.

1.4 Duty to Co-operate and Strategic Planning

- 1.4.1** The duty to co-operate was created in the Localism Act 2011 and places a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross boundary matters.
- 1.4.2** The Council has undertaken extensive engagement with a range of organisations including its neighbouring authorities and infrastructure providers throughout the preparation of the District Plan.
- 1.4.3** East Herts forms part of the London Stansted Cambridge Corridor (LSCC) core area which seeks to capitalise on the strategic locations of the corridor in order to promote economic growth and prosperity. The Council is working with partner authorities in the corridor to deliver the LSCC vision for the area.
- 1.4.4** The Council is also working, and will continue to work, with various other groups, including the Hertfordshire Infrastructure and Planning Partnership (HIPP) and the Co-operation for Sustainable Development Board.

1.5 Sustainable Development

- 1.5.1** The purpose of the planning system is to help achieve sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the District Plan to perform a number of roles:
- an **economic role**: contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

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- a **social role**: supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an **environmental role**: contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

1.5.2 These roles are mutually dependent and as such should not be undertaken in isolation. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

1.5.3 In line with the requirements of the NPPF, the East Herts District Plan seeks to create sustainable communities which embrace the principles of sustainable development using a co-ordinated approach to the delivery of homes, jobs and infrastructure.

1.5.4 The NPPF also highlights the Government's desire to promote and support the delivery of growth. Local authorities are urged to work proactively with applicants and approve proposals wherever possible – where they accord with policies in the District Plan. If the Plan is silent or out of date, local authorities are urged to grant approval, having regard to whether any adverse effects would significantly outweigh the benefits, and other aspects of the NPPF. This approach has been termed a 'presumption in favour of sustainable development'. The Government has issued advice that a 'model policy' should be included within local plans, which reiterates national guidance. This policy is set out below.

Policy INT1 Presumption in Favour of Sustainable Development

I. The District Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

II. Planning applications that accord with the policies in this District Plan (and, where relevant, policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

III. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise taking into account whether:

- a. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b. Specific policies in the National Planning Policy Framework indicate that development should be restricted.

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Chapter 2

Vision and Strategic Objectives



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Chapter 2 Vision and Strategic Objectives

2.1 Introduction

- 2.1.1** This chapter sets out the overall strategic vision for development in East Herts over the Plan period to 2033. The vision is supported by a set of strategic objectives which, when considered together, provide the framework for the policies set out in the District Plan.

2.2 East Herts District

- 2.2.1** The District of East Herts covers an area of 477 km² (184 square miles) and comprises around one third of the county of Hertfordshire. It is predominantly a rural district, with attractive towns and villages set in a rolling landscape. Topographically, the District is shaped like a hand with the principal rivers of the Lea, Mimram, Beane, Rib, Ash, and Stort forming the fingers and higher ground lying in-between.
- 2.2.2** East Herts has a dispersed settlement pattern that includes the five market towns of Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware. Each of the towns provides a range of services to the surrounding rural area. There are also some hundred villages and hamlets of varying sizes.
- 2.2.3** Approximately the southern third of the District lies within the London Metropolitan Green Belt.
- 2.2.4** East Herts lies in the core area of the London Stansted Cambridge Corridor. The District is also heavily influenced by the presence of major settlements beyond its boundary. The three New Towns of Stevenage, Harlow and Welwyn Garden City are located immediately on the East Herts District boundary, and there is pressure for expansion of these settlements. There are also substantial cross-boundary influences from Cambridgeshire to the north and Essex to the east.
- 2.2.5** Historical development of the transport network has resulted in the District being largely bypassed by strategic road and rail corridors; with the M11 and the West Anglia Main Line between London and Cambridge to the east; and the A1(M) and East Coast Main Line to the west. The M25 London Orbital Motorway lies further to the south.
- 2.2.6** Within the District, the main road routes are the A10, which bisects the District roughly in half on a north-south axis; and the A414 in the south of the District, running on an east-west axis. The A120 also runs east-west from the A10 at Puckeridge to Bishop's Stortford and beyond, and the A602 links the A10 from Ware with the A1(M) in Stevenage. Stansted Airport, whilst outside the district, is immediately to the north-east of Bishop's Stortford and has strategic implications for the area.

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2.2.7 The District contains many special landscape, natural and built heritage features including:

- 3 international nature conservation designations
- 1 National Nature Reserve at Broxbourne Woods
- 1 Local Nature Reserve at Waterford Heath
- 15 Herts and Middlesex Wildlife Trust Reserves
- 16 Sites of Special Scientific Interest
- 543 non-statutory Wildlife Sites
- Several chalk streams which support special wildlife habitats and species
- 45 Scheduled Monuments
- Nearly 3,100 Listed Buildings
- 42 Conservation Areas
- 550 Areas of Archaeological Significance
- 16 Registered Parks and Gardens of Special Historic Interest
- 58 Locally Listed Historic Parks and Gardens

2.2.8 Residents in East Herts enjoy one of the highest qualities of life in rural Britain. In particular residents in East Herts enjoy a good level of health and life expectancy. Educational attainment is also high with students performing better in East Herts than the wider region.

2.3 Key Issues and Challenges

2.3.1 East Herts is an attractive and prosperous area. However, there are still a number of important issues and challenges facing the District. These are mainly related to challenges of managing high levels of growth and the effects of population increase. An overview of the key issues is set out below:

2.3.2 Environment – East Herts has a high quality environment, both within the towns and villages and in the countryside. The challenge is to ensure that this is recognised and protected whilst still allowing the necessary development to take place. It means protecting what is most important and ensuring that where new development takes place, it is of a high quality of design that takes account of its local setting. It is also

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about protecting the rich biodiversity in the District and responding to the challenge of climate change. This includes promoting sustainable development, both in terms of where it is located and how it is constructed.

- 2.3.3 Economy** – Supporting a vibrant local economy and responding to the needs of businesses is another key issue. This means getting the balance right between the delivery of new housing on previously developed sites and ensuring there is enough employment land to meet current and future needs. It also means recognising and responding to the particular issues in East Herts, including the rural economy.
- 2.3.4 Housing** – East Herts is an attractive place to live, which is reflected in high house prices. There is a pressing need for more affordable housing in the District. Achieving housing development that responds to local needs, whilst recognising the environmental and other constraints in East Herts, is a significant challenge. It is also necessary to recognise the specific accommodation and housing needs of different groups in the local community.
- 2.3.5 Infrastructure and Services** – It is important that the infrastructure and services needed to support new development are provided. This includes transport infrastructure, education and health provision, utilities such as water, wastewater and energy and improved broadband provision. The challenge is to ensure that these services and facilities are delivered alongside growth.
- 2.3.6 Transport** – The District is predominantly rural with a dispersed population which creates challenges in providing a comprehensive public transport network. Many local communities are reliant on the private car as their only transport option. This impacts on carbon dioxide emissions, air quality, noise, public safety and the quality of the environment in towns and villages. The challenge is to ensure that development is directed to sustainable locations, to reduce the need to travel and, where journeys need to be made, the distance of those trips. Sustainable modes of transport are also encouraged to both reduce reliance on the car and promote healthier lifestyles.
- 2.3.7 Population** – East Herts has an ageing population. Meeting the varying needs of older people will be a challenge, whilst ensuring that the district remains attractive and accessible to young people.
- 2.3.8 Town Centres** – The District's market towns form the core of East Herts retail offer and their vitality and viability are critical to the success of the local economy. The challenge is to support the main town centres in East Herts, which are all different, all serve a particular purpose and all have particular needs.
- 2.3.9 Rural Services** – The retention of local services is a key issue, particularly for rural communities. The challenge is to resist the loss of important facilities and to support the delivery of new ones. This will be especially important in the context of the district's ageing population and the dispersed rural nature of the district.

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- 2.3.10 Cross Boundary Issues** – Understanding and taking account of the significance and impact of cross boundary issues is key. These include those developments planned outside East Herts but that will impact on the District. It also means considering how the developments planned within East Herts might impact on other areas.

2.4 Vision

- 2.4.1** Having identified the main planning challenges for the District, this section now sets out the vision for East Herts. The vision has been developed through public consultation and sets out what the Council would like the District to be like in 2033.

East Herts in 2033

1. The high quality environment of East Herts, its distinctive character and its economic prosperity will have been maintained.
2. New homes and jobs will have been provided through well designed and sustainable development. Local communities will have embraced Neighbourhood Planning to deliver their local objectives.
3. A range of sizes, types and tenure of new housing and accommodation will have been provided; including the provision of accessible and adaptable dwellings to meet the changing needs of occupants over their lifetime. There will be an increase in the overall stock of affordable housing including starter homes.
4. Working in partnership with other service providers, essential new and improved infrastructure to support the increased population of the District will have been delivered. Support will have been given to the retention of existing facilities and the provision of new facilities for health, leisure, recreation and cultural needs of the community. The health and wellbeing of the District's residents will have been improved, while health inequalities will have been addressed. New development will have supported improved sustainable travel, including initiatives contained in Hertfordshire's 2050 Transport Vision. Mitigating measures will have helped ameliorate congestion, particularly on the A414.
5. The local economy in the District will have been supported, with provision having been made for the accommodation requirements of existing and new businesses, including agricultural businesses, rural crafts and skills. Important employment assets will have been retained. The emphasis will have been on sustainable economic development, of the right type and in the right place to meet employment needs both within the towns and in the rural areas.
6. The vitality and viability of the main towns of Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware will have been safeguarded in a way that takes account of their distinctive roles. This will have been achieved through carefully planned

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development, which meets the needs of these centres, whilst recognising the importance of preserving and enhancing their historic character. In local and village centres shopping facilities that meet local needs will have been supported.

7. Outside of the main settlements, strategic development will have been accommodated to the east of Stevenage, east of Welwyn Garden City and in the Gilston Area. These areas will have provided a range of homes, schools, facilities and services for the benefit of East Herts residents.
8. The rich heritage of historic buildings, features and archaeology in the District will have been protected and enhanced. The attractive landscape of East Herts, which contributes to its distinctive character, will have been conserved and enhanced.
9. New building will have contributed to the creation of sustainable communities, which are safe, attractive and inclusive and where the design of new development makes a positive contribution to the area in which it is located.
10. The rich biodiversity of East Herts will have been protected and enhanced. Where new development could potentially have an adverse effect on biodiversity and the ecological network of the District, measures will have been taken to ensure that the impact was either avoided or mitigated.
11. The District's rich and varied green infrastructure centred in the river valleys will have been re-connected and enhanced and its multi-functionality protected providing increased resilience to changing climates, improved ecological connectivity and new spaces for recreation and leisure.
12. East Herts will be more sustainable through measures to combat the effects of climate change. This will have been achieved by locating new buildings in the most sustainable locations so as to reduce car dependency and by ensuring through their design and construction, new buildings produce lower carbon emissions.
13. Measures will have been taken to adapt to the effects of climate change, which will have included steps to minimise the risk of flooding and reduce the demand for water as well as supporting the adaptation of buildings to cope with extremes of heat and cold in an energy efficient manner.

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2.5 Strategic Objectives

2.5.1 The following strategic objectives are the stepping stones to deliver the vision and form the basis of the policies contained in the District Plan.

Strategic Objectives

1. To mitigate the effects of climate change by reducing carbon dioxide emissions, supporting decentralised, low carbon and renewable energy and reducing the risk of flooding.
2. To encourage safe and vibrant mixed communities that provide for the needs of all East Herts residents including the young, the elderly and vulnerable people.
3. To balance the housing market by delivering a mix of market, low cost, and affordable homes and accommodating the housing needs of an ageing population.
4. To protect the countryside from inappropriate development and to protect and enhance the historic environment of East Herts, promoting good design that creates a distinctive sense of place.
5. To foster entrepreneurial endeavour through educational attainment and encourage small and medium enterprises through maximising existing employment opportunities and clusters and supporting rural diversification.
6. To improve access opportunities, minimise the need to travel, and encourage necessary journeys to be made by sustainable means to ease congestion and help reduce East Herts' carbon footprint.
7. To meet the needs of all of East Herts' communities by maintaining and improving existing facilities and providing new facilities including for arts, culture, community, leisure, entertainment, recreation, faith and health.
8. To improve the health and wellbeing of all East Herts' communities and to reduce health inequalities.
9. To reduce water consumption, increase biodiversity and protect and enhance the quality of existing environmental assets by, inter alia, creating new green spaces and networks of high quality green space for both recreation and wildlife.
10. To ensure that development occurs in parallel with provision of the necessary infrastructure, including enhancement and provision of green infrastructure.

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2.6 London Stansted Cambridge Corridor (LSCC) Vision

- 2.6.1** The Councils of Broxbourne, East Herts, Epping Forest, Harlow and Uttlesford form the LSCC Core Area which lies at the heart of the London Stansted Cambridge Corridor (LSCC). This corridor has, over the past decade or more, been the engine of UK growth with its world class industries and businesses.
- 2.6.2** Over the past five years the Corridor's dynamic, knowledge-based economy has grown at a rate almost double that of the UK average and as a result rates of population growth have increased. Transport links are excellent; with two major rail routes - the East Coast and West Anglia main lines - serving the Corridor. The A1(M), A10 and M11 motorways link its towns and cities with the capital, while London Stansted Airport offers international connections.
- 2.6.3** With a significant number of jobs in knowledge-based industries, the Corridor is a leading knowledge economy and a showcase for tech industries and firms. There is a high rate of innovation.
- 2.6.4** The Corridor accounts for 24,700 jobs in the life sciences sector contributing 11% of all national employment. This success is built on research institutes and notable firms and organisations, including Amgen and AstraZeneca in Cambridge, GlaxoSmithKline in Stevenage and Ware, and Public Health England in Harlow.
- 2.6.5** The continued success of the Corridor as a great place to live, work, do business and visit provides the opportunity for the Core Area to deliver greater and lasting prosperity for its residents and businesses. As such the Council is working with its partner authorities in the Core Area to deliver the following LSCC strategic vision for the area up to 2050:

Vision for the London Stansted Cambridge Corridor Core Area

The Core Area will build on its key strengths including its skilled workforce in sectors such as health, life sciences and pharmaceuticals, advanced engineering and aerospace, its high quality environment and educational opportunities. Together with Stansted Airport, the local authorities will deliver sustainable growth which supports the economic ambitions of the LSCC and the UK through:

- complementing and supporting the economic performance of the Corridor whilst maintaining and enhancing the special character of the area, including the locally distinctive historic character of its market towns and rural settlements;
- the delivery of housing, supported by good access to social, leisure, community, health facilities, education and jobs, that meets the needs of local people and supports sustainable economic growth, whilst ensuring it remains an attractive place for people to live and locate to;

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- capitalising on existing economic sectors and promoting growth of expanding industries including in the food production, life sciences, pharmaceuticals and technology sectors; tourism including hotels, Stansted's expansion, recreation/green assets including the Lee Valley, Stort Valley, Epping Forest and Hatfield Forest National Nature Reserve;
- working with partners to protect and enhance the high quality environment, its unique landscapes and places of special wildlife value. This would be achieved by place-shaping initiatives which would include measures to conserve areas of high biodiversity; the provision of new, alternative green spaces for people and wildlife; and the increase of green infrastructure connections between these areas, to provide greater opportunities for more sustainable access to nature for everyone living in the corridor;
- working with partners to secure investment in major infrastructure including increasing rail capacity on the West Anglia Mainline and maximising the opportunities that Crossrail 2 can deliver, together with road improvements including a new junction on the M11 at 7A and improvements to junctions 7 and 8, and to the A414, A120, A10 and M25; and delivery of superfast broadband;
- supporting the delivery of new jobs in the Harlow Enterprise Zone, and the north side of Stansted Airport, Broxbourne Park Plaza, Brookfield and Bishop's Stortford – all identified as Strategic Opportunity Sites within the corridor; and
- the regeneration of existing urban areas including at Harlow, Waltham Abbey, Loughton and Waltham Cross.

The Core Area supports the development and sustainable growth of Greater Harlow and key growth locations at Broxbourne, Brookfield and Bishop's Stortford together with Stansted Airport growing to its full permitted capacity and as a business growth hub. These centres, with proportionate growth throughout the wider area, and the right investment, would create an economic powerhouse.

Putting in place these critical building blocks will provide the foundations for looking further ahead to 2050. Certainty through further investment and delivery of key infrastructure, including in the West Anglia mainline, Crossrail 2, the M11 junctions, M25 junctions, A414, A120 and A10 is a vital component of this.

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Chapter 3

The Development Strategy



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Chapter 3 The Development Strategy

3.1 Introduction

- 3.1.1** This chapter sets out the Council's strategy for delivering growth in East Herts over the Plan period up to 2033. It looks at the amount of new development that will be delivered, and where it should be located across the District. It also identifies the need for new site allocations to deliver this strategy, and what new infrastructure and services may be required.
- 3.1.2** The strategy seeks to deliver the vision and objectives in Chapter 2 and ensure that growth in East Herts is 'sustainable'. Sustainable development is defined as 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'. In essence it means providing growth which meets the needs of existing and future residents, while mitigating adverse economic, environmental and social impacts. The amount and location of growth is important. It is also critical to ensure that growth is accompanied by the required infrastructure and services in order to support the quality of people's lives.
- 3.1.3** This chapter also sets out how local people can facilitate the delivery of growth themselves, and influence their local area – through Neighbourhood Planning. The Government's localism agenda has raised the profile and importance of community involvement in planning. The Council is supportive of this approach.

3.2 Level of Growth

- 3.2.1** This section looks at the amount of housing, employment and retail growth that the Council will seek to facilitate over the Plan period. Other types of development will also be needed in the District over the Plan period including, for example, green infrastructure and community facilities. These requirements are explored further in the relevant topic chapters (see Part 2 of the Plan) and settlement chapters.

Housing Growth

- 3.2.2** Following the abolition of the East of England Regional Spatial Strategy in 2013, the Council is responsible for identifying a housing 'target' in the District Plan. The right level of housing can help to support economic growth, meet local housing needs, and facilitate the delivery of infrastructure. Having a housing target also allows a local authority to work with service providers and other organisations to ensure that suitable infrastructure is provided to meet the needs of new development.
- 3.2.3** The Council has worked closely with its housing market area partners (Harlow, Epping Forest and Uttlesford Councils) in order to prepare technical evidence that identifies an 'objective assessment of housing need' taking into account population projections, affordable housing needs and jobs growth.

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- 3.2.4** The evidence concludes that the combined level of housing need across the four local authority areas is 51,878 homes for the period 2011 - 2033. This figure has been disaggregated amongst the four authorities. A Memorandum of Understanding (MoU) has been prepared which commits all four Councils to meeting their individual housing needs within their own administrative boundaries. For East Herts, the level of need is 839 new homes per year, or 18,458 new homes by 2033 . 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.
- 3.2.5** In order to meet this challenging housing target, the District Plan has allocated a number of sites across East Herts. These sites are identified in Section 3.3 later in the chapter.
- 3.2.6** It is important to note that the housing need figure for the District does not include the projected increase in the number of people within residential institutions. A technical document known as the Strategic Housing Market Assessment (SHMA) identifies the projected growth in population aged 75 or over living in communal establishments in the District, as 529 persons, between 2011-2033. Therefore, in addition to the overall housing target, this Plan supports a gross increase of approximately 530 bed-spaces of C2 provision, primarily to help meet the accommodation needs of older people who need to live in an environment which provides residential or nursing care.

Evidence underpinning the objective assessment of housing need is available to view on the Council's website at: www.eastherts.gov.uk/evidencebase.

Economic Growth

- 3.2.7** In addition to housing need, the Council has also worked with its 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 10,800 new jobs will be created in East Herts between 2011 and 2033, equivalent to 491 jobs each year.

Evidence underpinning job requirements is available to view on the Council's website at: www.eastherts.gov.uk/evidencebase

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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, 19-20 hectares of new employment land will be provided in the following locations:

- 3 hectares to the north of Buntingford Business Park (BUNT3);
- 4 hectares within the development at Bishop's Stortford North (BISH3);
- 4-5 hectares within the development at Bishop's Stortford South (BISH5);
- 3 hectares within the development at North and East of Ware (WARE2): and
- 5 hectares within the development at the Gilston Area (GA1).

3.2.9 In addition, around 3,000 square metres of B1 employment floorspace, or other employment generating uses that would be compatible with the uses on neighbouring land, will be provided at the Mead Lane Area, Hertford, site (HERT2).

3.2.10 In order to recognise the valuable role existing businesses have, the following existing industrial and commercial locations have also been designated as Employment Areas:

- 6 hectares to the east of Welwyn Garden City;
- 0.23 hectares at Millside Industrial Estate, Bishop's Stortford;
- 0.36 hectares at Southmill Trading Estate, Bishop's Stortford;
- 7.44 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.

3.2.11 In addition, all Employment Areas that were previously identified through the East Herts Local Plan 2007 have retained their designation through the District Plan. The Council encourages the provision of new employment land created through mixed-use developments, which should contain small-scale business units. These will make valuable contributions to balancing new residential developments with local employment opportunities. These employment areas may be designated through future revisions to the District Plan.

- 3.2.12** More detail on the approach to employment is contained in the settlement chapters and in Chapter 15 (Economic Development). Proposals that affect designated and non-designated Employment Areas will be considered in accordance with Policies ED1 (Employment) and ED2 (Rural Economy).

Retail Growth

- 3.2.13** 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:

1. Convenience (food) retail – an additional 7,100m² (net) of new floorspace
2. Comparison (non-food) retail – an additional 5,700m² (net) of new floorspace

- 3.2.14** These floorspace requirements take into account current planning permissions, but not the potential reoccupation of vacant floorspace.

The Retail and Town Centres Study Update (2013) is available to view on the Council's website at: www.eastherts.gov.uk/evidencebase

- 3.2.15** The Plan seeks to ensure that new retail development occurs in a manner that secures the vitality and viability of the District's retail centres but is not too restrictive as to stifle innovation and investment. There is a need for a balanced approach to enabling retail centres to respond to changing retail behaviour, whilst preserving and enhancing the essence and historic character which is key to the attractiveness of the District's historic market towns.
- 3.2.16** More detail on the approach to retail requirements is contained in the settlement chapters and in Chapter 16 (Retail and Town Centres).
- 3.2.17** New retail provision will be encouraged within major urban extensions in order to support the new and existing communities. These will be neighbourhood centres or local parades⁽¹⁾ as appropriate and will complement the existing town centres.

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Policy DPS1 Housing, Employment and Retail Growth

In the period 2011 to 2033 the Council will:

- (a) Provide for a minimum of 18,458 new homes in the District up to 2033.
- (b) Maximise opportunities for jobs growth, with the aim of achieving a minimum of 10,800 new jobs in the District up to 2033. This will include making provision for 19-20 hectares of new employment land for B1/B2/B8 uses.
- (c) Encourage an additional 7,100m² of convenience and 5,700m² of comparison retail floorspace in the District.

3.3 Development Strategy

3.3.1 This section sets out where growth should be focused, and where it should be restricted. The aim is to ensure that growth takes place in the most suitable locations in the District i.e. where it is needed, where it is deliverable, and where it is sustainable. This section sets out the broad policy framework, which is then carried through into the separate settlement-level policy sections.

Guiding Principles and Strategy

3.3.2 The District Plan is based on a number of guiding principles. The principles are based on national policy and legal requirements applied to the local circumstances of the East Herts area.

Guiding Principles

1. To allocate sufficient sites in order to meet the full housing needs of East Herts;
2. To prioritise the development of brownfield land and other appropriate sites within the urban areas of the settlements, but to avoid over-development of such sites;
3. To promote self-containment by directing development to areas where there is reasonable proximity to services and facilities, and which reflect existing travel to work areas, school catchments, and retail spend patterns and functional geographies;
4. Wherever possible to utilise readily available features to provide clear and unambiguous Green Belt boundaries;
5. To co-operate with adjoining authorities on cross-boundary strategic matters where it is reasonable to do so;

1 As defined within Section 16.8 of Chapter 16: Retail and Town Centres.

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6. To focus development in locations where the impacts on the historic and natural environment are minimised as far as possible;
7. To acknowledge that the capacity for the market towns and villages to grow is constrained by the existing capacity and future potential of these settlements, and therefore the provision of large-scale strategic development will be required, both within this Plan period and beyond;
8. To protect and enhance the rural area and the Green Belt outside the allocated development areas to maintain the countryside and the rural character of the District;
9. To encourage appropriate development in and around the identified villages, with an opportunity for neighbourhood planning to influence the type and location of development sites.

3.3.3 The strategy must have regard to a number of housing requirements set out in the National Planning Policy Framework (NPPF).

3.3.4 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 839 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 18,458 homes up to 2033.

3.3.5 Secondly, the NPPF requires a supply of specific deliverable sites in order to meet housing needs in the first five years of the plan period. For East Herts, the first five year period is 2017 to 2022.

3.3.6 In the period 2011-2017 (the 'pre-plan' period) it is anticipated that only 3,244 homes will be built, leaving a shortfall of 1,790 homes when measured against the projected need of 5,034 over 6 years. The Plan seeks to make up this shortfall over the ten year period 2017 – 2027 as set out in Table 3.1 below.

3.3.7 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, 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) is 6,108 new homes as set out in Table 3.2 below.

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

	2011-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Completions	3,244								
OAHN		839	839	839	839	839	839	839	839
Shortfall addressed over 10 years		179	179	179	179	179	179	179	179
Annual Housing Requirement	3,244	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018
	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2011-2033
Completions									
OAHN	839	839	839	839	839	839	839	839	
Shortfall addressed over 10 years	179	179							
Annual Housing Requirement	1,018	1,018	839	839	839	839	839	839	18,458

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

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

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- 3.3.8** Policy DSP2 (The Development Strategy 2011-2033) below sets out the Council's strategy for delivering sustainable development. More detailed information about individual sites can be found in the settlement chapters. Policy DPS2 also sets out the key assumptions which are relied on to calculate the 5-year housing land supply.

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Policy DPS2 The Development Strategy 2011-2033

I. The strategy of the District Plan is to deliver sustainable development in accordance with the following hierarchy:

- Sustainable brownfield sites;
- Sites within the urban areas of Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware;
- 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
- Limited development in the villages.

II. The 5-year housing land supply will comprise the following elements:

- The projected housing need of 839 dwellings per annum;
- Any shortfall in delivery since the start of the Plan period (to be met over the ten year period 2017-2027);
- A 20% buffer for choice and flexibility brought forward from later in the Plan period.

- 3.3.9** The main policy elements of the development strategy are shown on the Key Diagram. Inset maps showing further detail on particular locations are shown in the relevant section of the Plan. The Key Diagram including the main map and inset maps is included at Appendix A.

Housing Supply

- 3.3.10** There are a number of potential sources of housing supply as follows:

1. Completions and commitments are shown in the period 2011-2017, based on the most recently available monitoring data.
2. Within the urban areas of the towns, a limited number of sites with capacity for 10 or more homes have been identified through the Strategic Land Availability Assessment (SLAA).

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3. It is also anticipated that there will be a number of permissions granted on small sites of less than 10 homes that have not currently been identified. These are known as windfalls. A windfall allowance of 75 dwellings per annum has been made on the basis of an analysis of past windfalls.
4. The majority of new homes will be provided on sites that have been allocated within this Plan. These are shown on the Policies Map and the site locations are shown in red alongside each of the site specific policies in the settlement chapters.
5. Finally, in addition to providing new homes within the Plan period, the Gilston Area will provide a further 6,950 new homes after 2033 while North and East of Ware will also provide a further 500 homes subject to the identification of suitable highways mitigation measures.

3.3.11 Policy DPS3 (Housing Supply 2011-2033) reflects these different sources of housing supply. It also sets out the contribution from each source for the important first five year period after adoption (2017-2022).

3.3.12 The identified housing supply to 2033 exceeds the requirement by around 450 homes. 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. 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. A full breakdown of the housing supply is included at Appendix B.

3.3.13 The Council's positive approach to planning may require it to use its compulsory purchase powers under section 226 of the Town and Country Planning Act 1990. That power gives the Council a positive tool to help to assemble land where this is necessary to implement proposals in the District Plan or where strong planning justifications for the use of the power exist. For the circumstances in which those powers may be exercised, see the Department for Communities and Local Government's "Compulsory purchase process and the Crichel Down Rules: guidance" at: www.gov.uk

Green Belt

3.3.14 Green Belt land is a valued resource for many residents in East Herts. However, the challenging level of housing need in the District cannot be met in a sustainable way without undertaking a carefully planned review of the Green Belt in certain

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locations. Therefore approximately 6% of the District's Green Belt has been removed in order to help meet a significant proportion of the housing need, both within this Plan period and beyond.

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Policy DPS3 Housing Supply 2011-2033

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.

Supply Source	Policy Reference	Housing supply: 2017-2022	Housing supply: 2011-2033
Windfall allowance	-	300	1,125
Completions (31/03/2017)	-	0	3,244
Commitments (31/08/17)	-	3,680	4,901
Sustainable Brownfield Sites			
SLAA sites in urban areas	-	43	43
High School Site, Bishop's Stortford	BISH6	0	150
Goods Yard, Bishop's Stortford	BISH7	480	600
Old River Lane, Bishop's Stortford	BISH8	0	100
Mead Lane Area, Hertford	HERT2	50	200
Urban Extensions to Bishop's Stortford, Hertford, Sawbridgeworth and Ware:			
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

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Supply Source	Policy Reference	Housing supply: 2017-2022	Housing supply: 2011-2033
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.

Infrastructure Planning

- 3.3.15** When development occurs, it places additional demands on infrastructure, including water and energy supply, wastewater disposal, roads, education and healthcare as well as open space, and green infrastructure. Therefore it is important to ensure that appropriate levels of infrastructure are provided to support growth and meet the objectives of the District Plan.
- 3.3.16** The Council plays an important role in coordinating a range of agencies and bodies which deliver infrastructure in East Herts, in order to ensure delivery alongside housing growth. Infrastructure providers include Hertfordshire County Council (including transport and education), NHS England and the Clinical Care Commissioning Group (healthcare), utility companies, as well as the Council itself.
- 3.3.17** The planning system can be used in a number of other ways, including securing the provision of infrastructure or contributions towards infrastructure from developers. The District Plan also assists by protecting existing facilities against loss.

3.3.18 Policy DPS4 (Infrastructure Requirements) identifies the key infrastructure requirements that are likely to be needed over the plan period to support the levels of growth envisaged in Policy DPS2 (The Development Strategy 2011-2033). This list has been informed by discussions with key infrastructure providers. The list is not exhaustive and does not include site-specific infrastructure which may be required in connection with individual development sites to mitigate their impact.

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 and identify where interventions might be required.

The Infrastructure Delivery Plan can be viewed on the Council's website at: www.eastherts.gov.uk/evidencebase

3.3.20 The Council will work closely with infrastructure providers to ensure inclusion of infrastructure schemes within their programmes, plans and strategies, and delivery of specific infrastructure requirements in conjunction with individual development schemes and the expected timing of development coming forward.

Policy DPS4 Infrastructure Requirements

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.

II. During the Plan-period the following strategic infrastructure will be required to support the development identified in East Herts and the wider housing market area:

- (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) provision of a Hertford bypass to address identified constraints on the A414 in combination with Sustainable Travel Town initiatives;
- (e) the Little Hadham bypass;
- (f) upgrades to the A602;
- (g) upgrades to the rail network;
- (h) measures to facilitate sustainable transport;

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- (i) new schools and the expansion of existing schools;
- (j) healthcare facilities;
- (k) broadband telecoms; and
- (l) upgrades to waste water and water supply networks.

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.

3.3.21 Strategic infrastructure is defined as infrastructure which meets more than site-specific needs and supports the overall level and pattern of growth outlined in the Development Strategy. Site specific infrastructure serves just the needs of the occupiers and visitors to the site that it is located in. The site-specific policies in the settlement sections within this Plan contain both strategic and site-specific infrastructure.

3.4 Neighbourhood Planning

3.4.1 Neighbourhood Planning is a new right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders.

3.4.2 Once approved, Neighbourhood Development Plans will become part of the Development Plan and the policies contained within them will be used, together with the District Plan, in the determination of planning applications. A Neighbourhood Development Plan can set out a vision for an area and planning policies for the use and development of land. Any Neighbourhood Plan prepared will need to support the strategic development needs of the District as set out in this Plan. However it will be able to shape and influence where development in the local area will go and what it will look like.

Further information on Neighbourhood Planning can be found on the Council's website at: www.eastherts.gov.uk/neighbourhoodplanning

3.4.3 A Neighbourhood Development Order can grant planning permission for specified developments in a neighbourhood area. Once established there would be no need for anyone to apply to the Council for planning permission if it is for the type of development covered by the order. This should make it easier and quicker for such development to go ahead in the future.

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- 3.4.4** A Neighbourhood Development Order must still be in line with national planning policy, with the strategic vision for the wider area set by the local planning authority, and any other legal requirements.
- 3.4.5** Community Right to Build Orders are a new way for communities to choose for themselves where and when to build homes, shops, facilities and businesses – putting power back into the hands of local people.
- 3.4.6** Community Right to Build is an enabling right supporting local people to undertake community led development (communities collectively owning, developing and/or managing their own land and developments).
- 3.4.7** As an alternative to the traditional application for planning permission, it gives communities the power to decide for themselves what happens in their neighbourhood i.e. local people will be able to decide what their community needs. The benefits of any development, such as any profits generated, should be managed by a community organisation on behalf of the whole community.

Policy DPS5 Neighbourhood Planning

The Council will support in principle development brought forward through Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders, where such development is in general conformity with the strategic objectives and policies set out in this District Plan.

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Chapter 4

Green Belt and Rural Area Beyond the Green Belt



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Chapter 4 Green Belt and Rural Area Beyond the Green Belt

4.1 Green Belt

- 4.1.1** The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 4.1.2** The National Planning Policy Framework sets out the five main purposes of the Green Belt:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.2 Local Context

- 4.2.1** Hertfordshire County Council first designated the south of the County as Green Belt as part of the Hertfordshire County Development Plan, published in 1951 and approved by the Minister of Housing and Local Government in December 1958, under the Town and Country Planning Act 1947.
- 4.2.2** The extent of the Green Belt in East Herts was originally limited to a small area south of Hertford and Ware. However the 1979 County Structure Plan extended the area of Green Belt northwards along the A1 to Stevenage and beyond, and along the M11 to the southern limits of Bishop's Stortford.
- 4.2.3** The 1986 County Structure Plan Review included the extension of the Green Belt to surround Bishop's Stortford, with the inner Green Belt boundaries being defined through the East Herts Local Plan Review, adopted in 1993.
- 4.2.4** The broad extent of the Green Belt was carried forward in the 2007 East Herts Local Plan and as such contains the settlements of Bishop's Stortford, Hertford, Sawbridgeworth and Ware, together with several villages.

4.3 Exceptional Circumstances

- 4.3.1** The NPPF states that Green Belt boundaries can only be amended in exceptional circumstances, through the preparation or review of a Local Plan. There is no definition in the NPPF of what constitutes exceptional circumstances, as this will vary for each locality.

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4.3.2 In East Herts there is a combination of factors that exist locally that together constitute the exceptional circumstances that require the Council to amend its Green Belt boundaries. This includes the high level of housing need, including affordable homes, exacerbated by a significant backlog of unmet need, and the lack of suitable alternative locations to the north of the District.

4.3.3 Chapter 3 (The Development Strategy) therefore sets out that the challenging level of housing need cannot be met in a sustainable way without undertaking a carefully planned review of the Green Belt. As such approximately 6% of the District's Green Belt has been removed in order to help meet a significant proportion of the housing need, both within this Plan period and beyond. The revised Green Belt boundary is shown on the Policies Map.

4.4 Planning Applications in the Green Belt

4.4.1 When considering any planning application for development, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Inappropriate development in the Green Belt is by definition harmful and should not be approved except in 'very special circumstances'. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

4.4.2 There are however some uses that are appropriate in the Green Belt and these are listed in the NPPF.

4.5 Neighbourhood Planning

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.

Policy GBR1 Green Belt

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.

II. The villages of Hertford Heath, Stanstead Abbots & St Margarets, and Watton-at-Stone will be encouraged to consider whether it is appropriate 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. Where such proposals would involve changes to Green Belt boundaries, the District

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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.

4.6 Rural Area Beyond the Green Belt

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.

4.7 Planning Applications in the Rural Area Beyond the Green Belt

4.7.1 When considering planning applications in the Rural Area Beyond the Green Belt, sustainable development will be permitted in accordance with Policy GBR2.

Policy GBR2 Rural Area Beyond the Green Belt

I. 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:

- (a) buildings for agriculture and forestry;
- (b) 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 sustainably located, in accordance with Policy ED2 (Rural Economy);
- (d) the replacement, extension or alteration of a building, provided the size, scale, mass, form, siting, design and materials of construction are appropriate to the character, appearance and setting of the site and/or surrounding areas;
- (e) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings) in sustainable locations, where appropriate to the character, appearance and setting of the site and/or surrounding area;
- (f) rural exception housing in accordance with Policy HOU4 (Rural Exception Affordable Housing Sites);

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(g) accommodation for Gypsies and Travellers and Travelling Showpeople in accordance with Policy HOU9 (Gypsies and Travellers and Travelling Showpeople) 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);

(h) development identified in an adopted Neighbourhood Plan.

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Chapter 5

Bishop's Stortford



Chapter 5 Bishop's Stortford

5.1 Introduction

- 5.1.1** Bishop's Stortford is the largest town in the District, with an important sub-regional role related to its retail, leisure and employment offer, which is underpinned by good transport links including the M11 and the railway. It is designated as a Principal Town Centre which reflects the wide range of uses and services present, and its role as a destination for visitors from beyond the town. The town retains a very attractive historic core and has a thriving town centre with a regular market. It has a reputation for good schools and also benefits from numerous areas of green space in the Stort corridor and 'Green Wedges' which penetrate the town. The town is unusual in East Herts in having several remaining brownfield redevelopment opportunities, although the scale of housing need in the local area also necessitates the provision of well-designed urban extensions on land adjoining the town.
- 5.1.2** The main components of the development strategy for Bishop's Stortford are as follows:
- 5.1.3** **Housing:** additional homes will be provided which will consist of a mix of dwelling types and sizes to ensure that the need of residents to access a balanced housing market across all life stages is catered for. The provision of affordable housing will allow emerging households to remain living in Bishop's Stortford in accommodation suited to their needs, while essential opportunities are provided for those seeking retirement accommodation or who are in need of specialist care.
- 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).
- 5.1.5** **Education:** the educational needs of the town will be achieved at primary level via the expansion of existing facilities at Thorley Hill Primary School, together with the provision of up to three new primary schools at Bishop's Stortford North (BISH3) and one new primary school in Bishop's Stortford South (BISH5). One new secondary school will be provided at Bishop's Stortford North (BISH3) and one at Bishop's Stortford South (BISH5).
- 5.1.6** **Transport:** measures introduced within new development will encourage the use of sustainable travel, particularly through the enhancement of walking and cycling links and through the provision of new bus routes linking new sites to the town centre and beyond. The impact of development on the local road network will be mitigated through upgrades to existing junctions, while improvements to Junction 8 on the

M11, and the provision of a new Junction 7a on the M11 which will reduce pressure on the A120 and A1184. The Bishop's Stortford Town Centre Planning Framework sets out initiatives to tackle traffic congestion in and around the town.

- 5.1.7 Economic Development:** the proximity of Bishop's Stortford to the M11 and Stansted Airport makes it an attractive place for businesses and new employment opportunities in the town will be provided by a new business park at Bishop's Stortford South. As the District's Principal Town Centre, there is a stronger retail offer than other centres in the District, and has good prospects for expansion. Development at Old River Lane (BISH8) will increase the retail and leisure offer of the town and strengthen links across the river to the railway station to encompass the Goods Yard (BISH7) and, in the long-term, possibly also the Mill Site (BISH10). An attractive pedestrian circuit from the station through the town centre will enhance the vitality and viability of the town centre as a retail and leisure destination.
- 5.1.8 Character:** Bishop's Stortford will preserve its market town character and the quality of the town's historic core will be respected in development proposals. The provision of a new Country Park at Hoggate's Wood and Ash Grove will extend the pattern of Green Wedges which frame the urban area. The A120 and A1184 will continue to provide a boundary to development and retain the town's compact character. Long views to historic features, such as church spires, will be preserved through the layout of new streets. Development of the Goods Yard (and possibly in the long-term, the Mill Site) and other development sites which may come forward, will enhance the River Stort corridor, creating public spaces along the river. The urban extension at Bishop's Stortford South will provide an attractive new gateway to the town.

5.2 Neighbourhood Plans

- 5.2.1** There are two neighbourhood plans covering this area. The Bishop's Stortford Silverleys and Meads Neighbourhood Plan was 'made' in July 2015, the first in East Herts. The Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and part of Thorley was 'made' in October 2017. These Plans form part of the development plan and, therefore, proposals within the Neighbourhood Plan Areas must also accord with their provisions.

5.3 Development in Bishop's Stortford

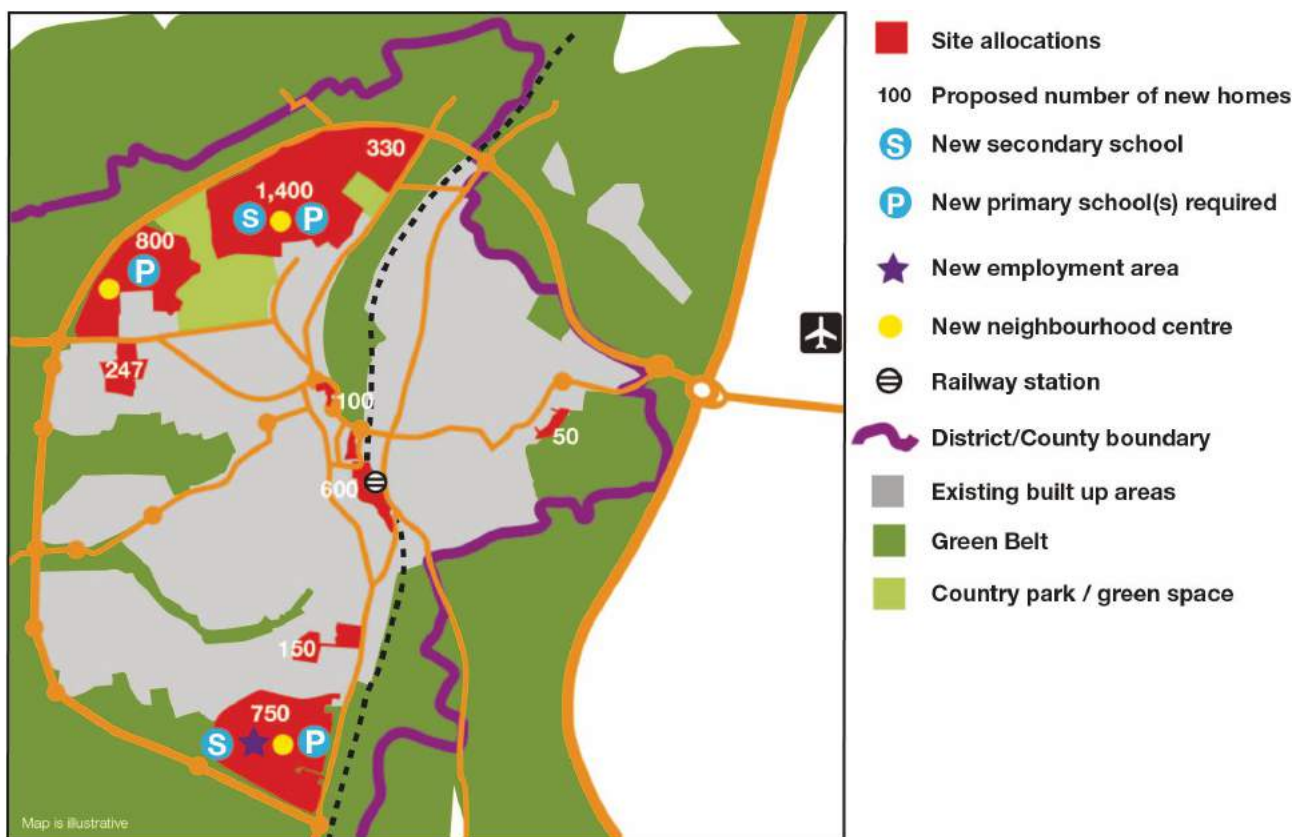
- 5.3.1** The main features of the policy approach to development in Bishop's Stortford are shown on Figure 5.1 below:

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Figure 5.1: Key Diagram for Bishop's Stortford

Picture 5.1



5.3.2 Reflecting the District Plan Strategy, the following policies will apply to applications for new development in Bishop's Stortford in addition to general policies in the Plan:

Policy BISH1 Development in Bishop's Stortford

I. Bishop's Stortford will accommodate a minimum of 4,426 homes, which will include:

- around 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;
- around 247 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;
- around 750 homes at Bishop's Stortford South as set out in Policy BISH5;
- around 150 homes at the Bishop's Stortford High School site at London Road contingent on the relocation of the school to Bishop's Stortford South as set out in Policy BISH6;
- around 600 homes at the Goods Yard as set out in Policy BISH7;

- (f) around 100 homes at Old River Lane as set out in Policy BISH8;
- (g) around 50 homes at land East of Manor Links as set out in Policy BISH9; and
- (h) A proportion of the overall windfall allowance for the District.

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:

- Through mixed-use development at the Old River Lane (Policy BISH7) and Goods Yard (Policy BISH8) sites;
- Through two mixed-use local centres at Bishop's Stortford North (Policy BISH3) providing 4.1ha of land comprising 21,000m² of commercial floorspace (B1 a, b and c), up to 3,000m² for D1 uses and up to 1,200m² retail floorspace. Further provision of up to 4,000m² of commercial floorspace may also be delivered;
- By provision for up to 1,000m² retail floorspace and between 4 and 5 hectares of new employment land at Bishop's Stortford South (Policy BISH 5).

III. In the longer term, land at the Mill Site may come forward for mixed-use development as set out in Policy BISH10.

5.3.3 Within Bishop's Stortford's urban area it is expected that a proportion of the overall windfall allowance for the District will be accommodated. These sites will be determined on an individual basis, taking into account the policies of the Plan. In addition, there are several sites with planning permission that are already counted as part of the District's committed delivery of new homes.

Bishop's Stortford Town Centre Planning Framework

5.3.4 Bishop's Stortford has the largest shopping centre in the District and provides a wide range of convenience and comparison shopping opportunities in addition to other service needs. This offer serves both its own residents and those of surrounding settlements. Bishop's Stortford's markets, food and drink facilities and successful night-time economy also draw patronage from wider locations.

5.3.5 The Council has prepared a Bishop's Stortford Town Centre Planning Framework which will guide future development in the town centre and provide a comprehensive approach to managing the impact and potential of growth on the town centre. The Framework sets out a number of strategies to increase the floorspace of the retail core of the town, and to address issues associated with parking, pedestrian accessibility, traffic calming, and traffic flows.

The Bishop's Stortford Town Centre Planning Framework is available to view at: www.eastherts.gov.uk/evidencebase

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5.3.6 To ensure that the aims of the Bishop's Stortford Town Centre Planning Framework can be met, where development is proposed in town centre locations in Bishop's Stortford, Policy BISH2 will apply.

5.3.7 It is intended that the Framework will be adopted by East Herts Council as a Supplementary Planning Document in due course.

Policy BISH2 Bishop's Stortford Town Centre Planning Framework

Development proposals in Bishop's Stortford Town Centre will be expected to take account of, and positively contribute to, proposals contained within the Bishop's Stortford Town Centre Planning Framework, as appropriate.

Bishop's Stortford North (Policy BISH3)

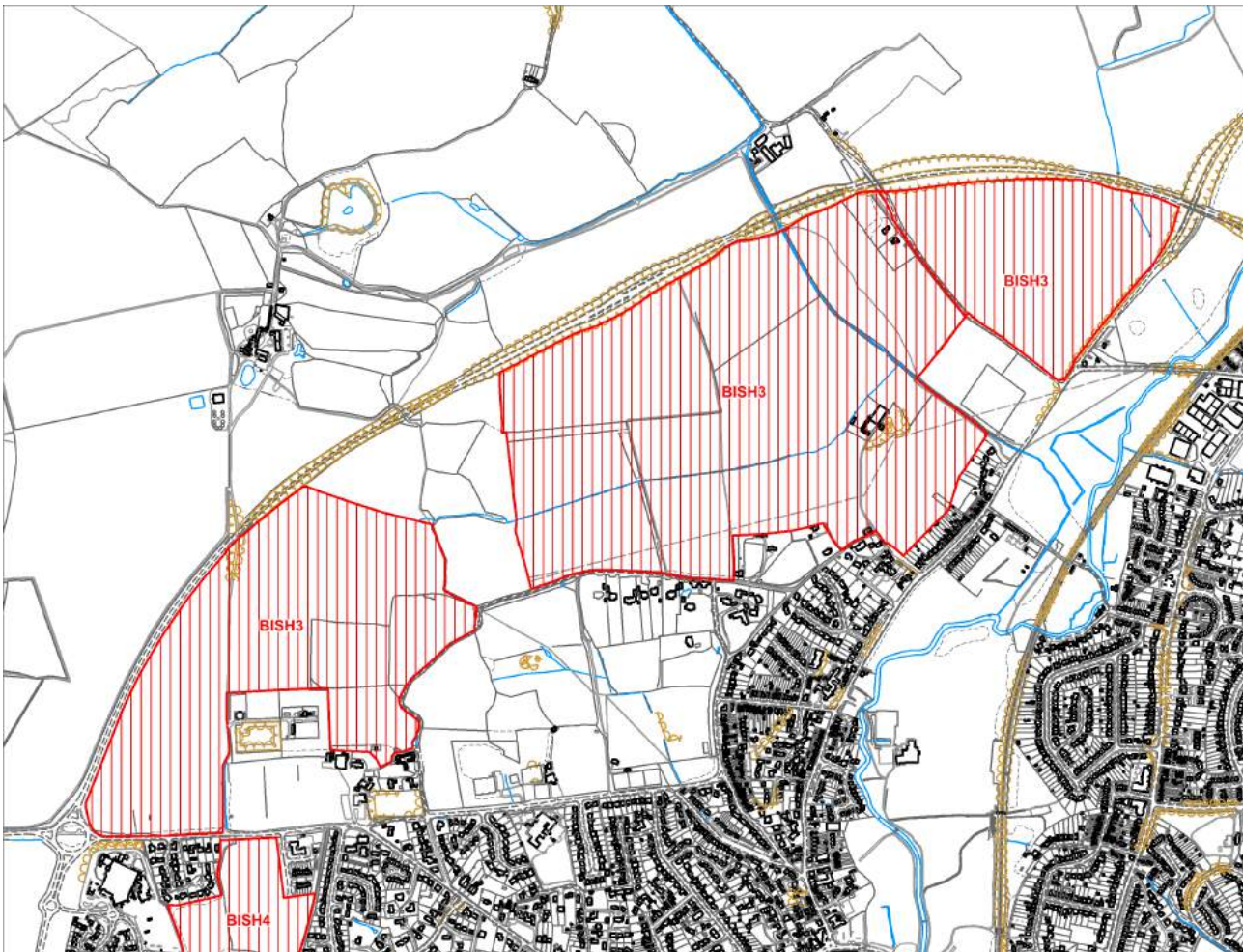
5.3.8 To the north of the town, land inset from the Green Belt and safeguarded for future development in previous Local Plans is allocated for mixed-use development. Outline planning permission has been granted on ASRs 1 to 4 for 2,200 homes, with detailed permission granted on ASRs 1 and 2 for 850 homes (the western neighbourhood). ASRs 3 and 4 are earmarked for 1,350 homes, but there are currently no detailed plans for this eastern neighbourhood. Outline planning permission has been granted for 329 homes on ASR 5.

5.3.9 As a large proportion of this site remains without detailed permission it is considered prudent to set out the requirements of this site in the context of the settlement of Bishop's Stortford and the District as a whole, reflecting the approved applications where appropriate and emerging policy.

5.3.10 The site as a whole will comprise a mix of house types, including provision for specialist and accessible homes, starter homes and self-build properties. The site will provide two neighbourhood centres to accommodate day-to-day retail, service and community facility needs, employment areas, up to two primary schools and a secondary school of six forms of entry. If the secondary school is constructed on this site, the resulting housing number will be reduced. In addition, the site will provide enhanced walking and cycling links, green infrastructure and open spaces along with new and enhanced bus routes. Development in this location will offer benefits for the wider community by providing new sports pitches and funding off-site infrastructure where necessary, such as additional burial space, upgrades to sewage networks, support of the Rhodes Centre and museum for example.

Figure 5.2 Site Location: Bishop's Stortford North

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Policy BISH3 Bishop's Stortford North

Land at Bishop's Stortford North will accommodate 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).

I. West of Hoggate's Wood, will accommodate around 850 homes. The site shall include the provision of:

- (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;

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(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.

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 reserved matters planning applications (pursuant to outline planning permission 3/13/0804/OP), 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. Development in this location shall include the provision of:

(a) a primary school of two forms of entry with an Early Years facility;

(b) land for a secondary school of six forms of entry. The layout of the schools should be designed to provide for the dual use of indoor and outdoor sports facilities for community purposes;

(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

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.

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:

(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.

V. The development across the whole site is expected to address the following provisions and issues:

- (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) 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;
- (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;
- (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;
- (h) a network of well-signposted pedestrian and cycle routes between the development and the town centre;
- (i) a circular bus route connecting with the bus/rail interchange in the town centre;
- (j) the preservation of strategic long views of St. Michael's Church and All Saints, Hockerill, and views of mature trees;
- (k) easy access to the village of Farnham must be maintained along Farnham Road, including during the construction period;
- (l) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network;

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(m) the delivery of all other necessary on-site and appropriate off-site infrastructure;

(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.

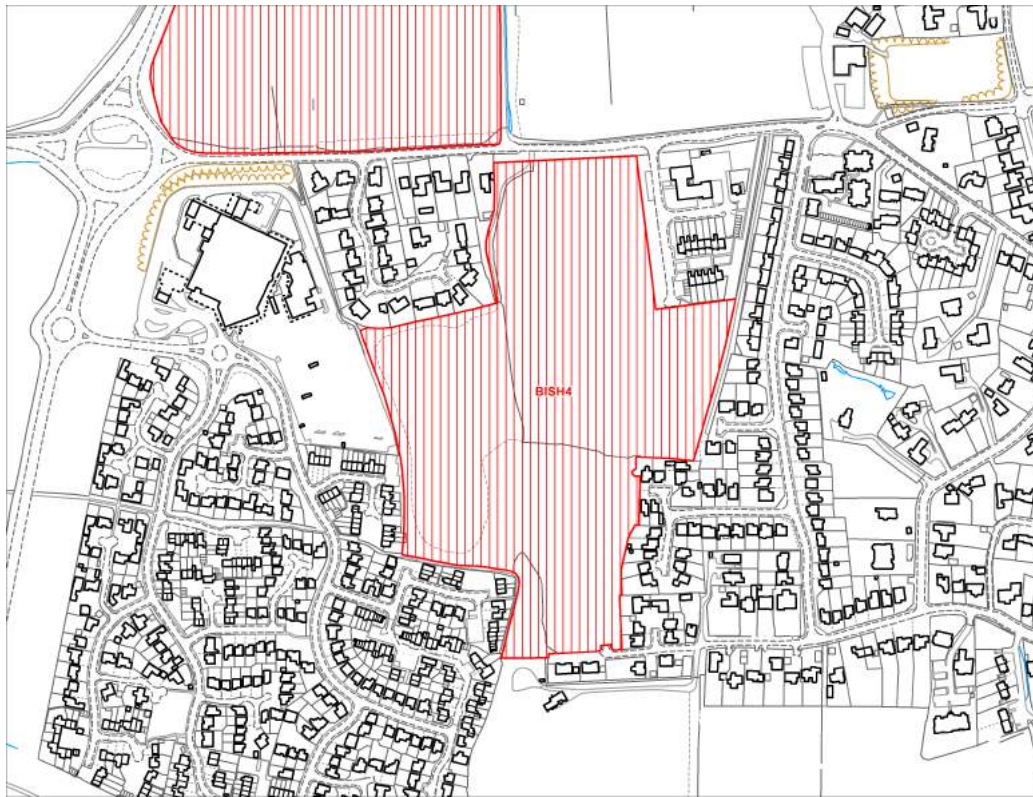
Land South of Hadham Road (Policy BISH4)

5.3.11 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.

5.3.12 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.

Figure 5.3 Site Location: Land South of Hadham Road

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Policy BISH4 Land South of Hadham Road

I. Land South of Hadham Road will accommodate around 247 new homes between 2017 and 2027.

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.

III. The development is expected to address the following provisions and issues:

- (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) retention and enhancement of public rights of way, 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.

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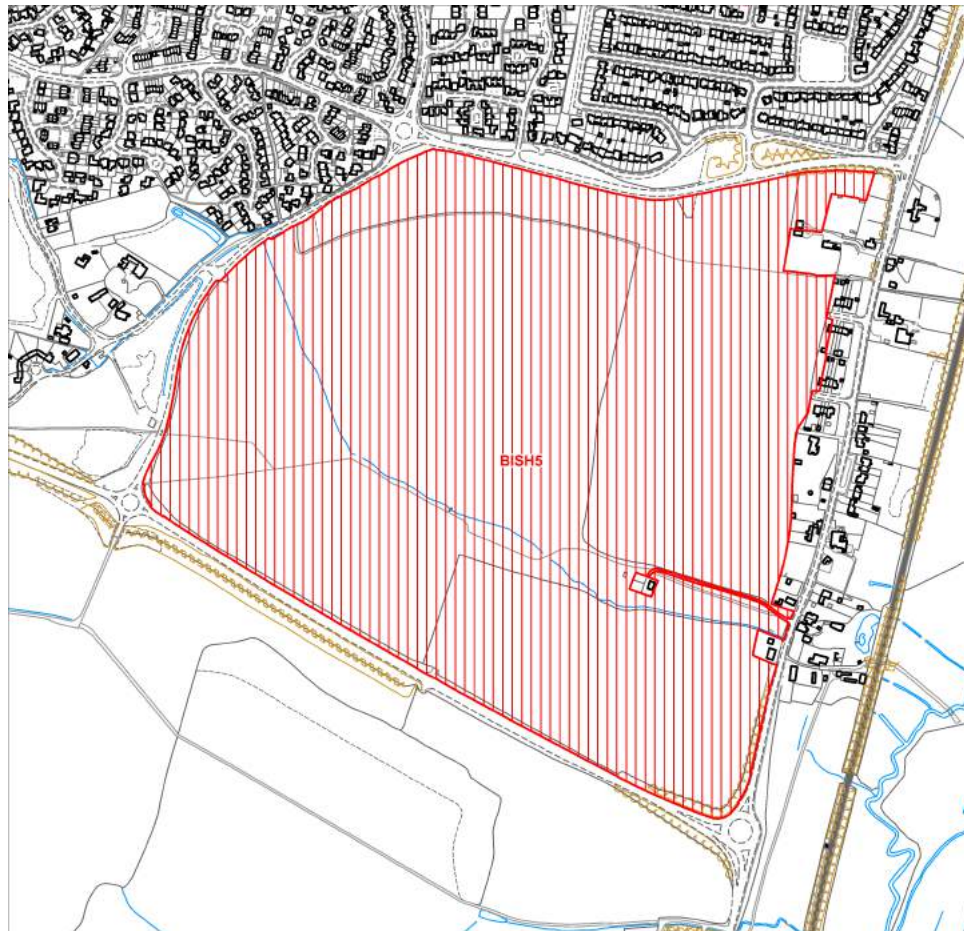
- (d) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network;
- (e) sustainable drainage and provision for flood mitigation;
- (f) access arrangements and wider strategic and local highways mitigation measures;
- (g) sustainable transport measures which encourage walking and cycling, and enhanced passenger transport services;
- (h) public amenity green space and play areas;
- (i) the delivery of all other necessary on-site and appropriate off-site infrastructure;
- (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.

Bishop's Stortford South (Policy BISH5)

- 5.3.13** Development of a mixed-use urban extension is required in this area in order to meet housing needs and to facilitate the provision of a new primary and secondary school. To encourage self-containment and improve sustainability, the provision of a neighbourhood centre including local shops will be required. To provide for local and wider job opportunities, a modern business park will provide a gateway to the south of the town.
- 5.3.14** A collaborative approach to masterplanning is considered to be essential to the preparation of this site to guide development in the short and longer term. Close working will be required with the County Council and other parties to ensure essential infrastructure such as schools are provided in a timely manner.

Figure 5.4 Site Location: Bishop's Stortford South

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Policy BISH5 Bishop's Stortford South

I. Land to the south of Whittington Way is allocated as a residential-led mixed-use development, to accommodate around 750 new homes by 2027.

II. 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.

III. The development is expected to address the following provisions and issues:

- (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);

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(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) 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 with room to expand to eight-forms of entry to meet longer term needs;

(f) indoor and outdoor sports facilities will be delivered as part of the secondary school, which should provide for the dual use of facilities for community purposes;

(g) a neighbourhood centre in an accessible location, providing local retail and community uses including a healthcare facility;

(h) 4-5 hectares of new employment land of landmark design, in an accessible location;

(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;

(j) sustainable transport measures which encourage walking and cycling through the site and beyond, including:

- 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 southerly aspect;
- 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;

(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;

(l) sustainable drainage and provision for flood mitigation;

(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;

(n) maintain and enhance ecological connections to existing green infrastructure assets such as Southern Country Park and the Stort valley;

(o) layout and orientation of spaces to facilitate views and vistas beyond the site, in particular towards Thorley Church and Wallbury Camp, protecting and enhancing the setting of listed buildings along London Road where necessary. This will be done through careful layout, design and planted screening;

(p) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network;

(q) the delivery of all other necessary on-site and appropriate off-site infrastructure;

(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.

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.

The Bishop's Stortford High School Site, London Road (Policy BISH6)

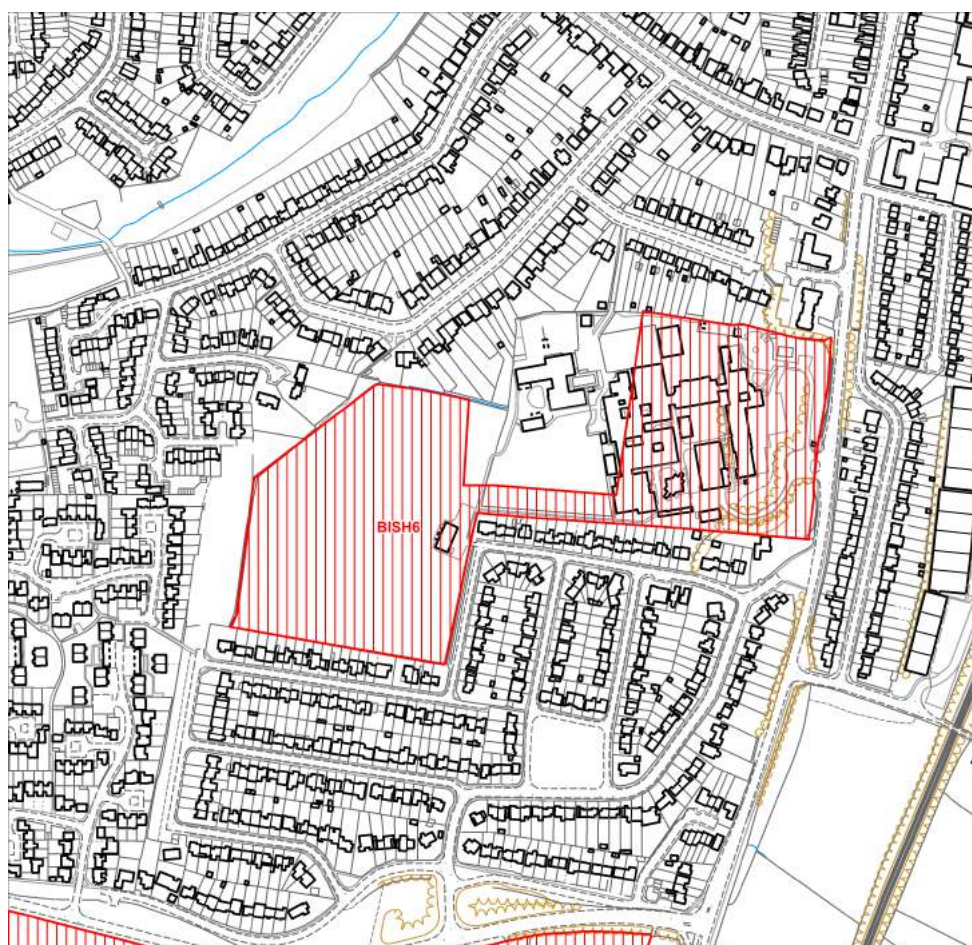
5.3.15 Bishop's Stortford High School will relocate to the land at Bishop's Stortford South, and the existing school site will be released for residential development. However, land will be set aside on the site to accommodate the expansion of Thorley Hill Primary School and to retain some of the land for public open space. 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.

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Figure 5.5 Site Location: Bishop's Stortford High School Site, London Road

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Policy BISH6 Bishop's Stortford High School Site, London Road

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.

II. In the event that the site comes forward for non-educational development, around 150 new homes will be provided between 2017 and 2027.

III. 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.

IV. The development is expected to address the following provisions and issues:

- (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) land set aside to accommodate the expansion of Thorley Hill Primary School by one form of entry.
- (d) retention and enhancement of part of the school outdoor playing pitches in the western parcel of the site as public open space for community purposes, commensurate with the amount of residential development, and 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;
- (j) the delivery of all other necessary on-site and appropriate off-site infrastructure;
- (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.

The Goods Yard (Policy BISH7)

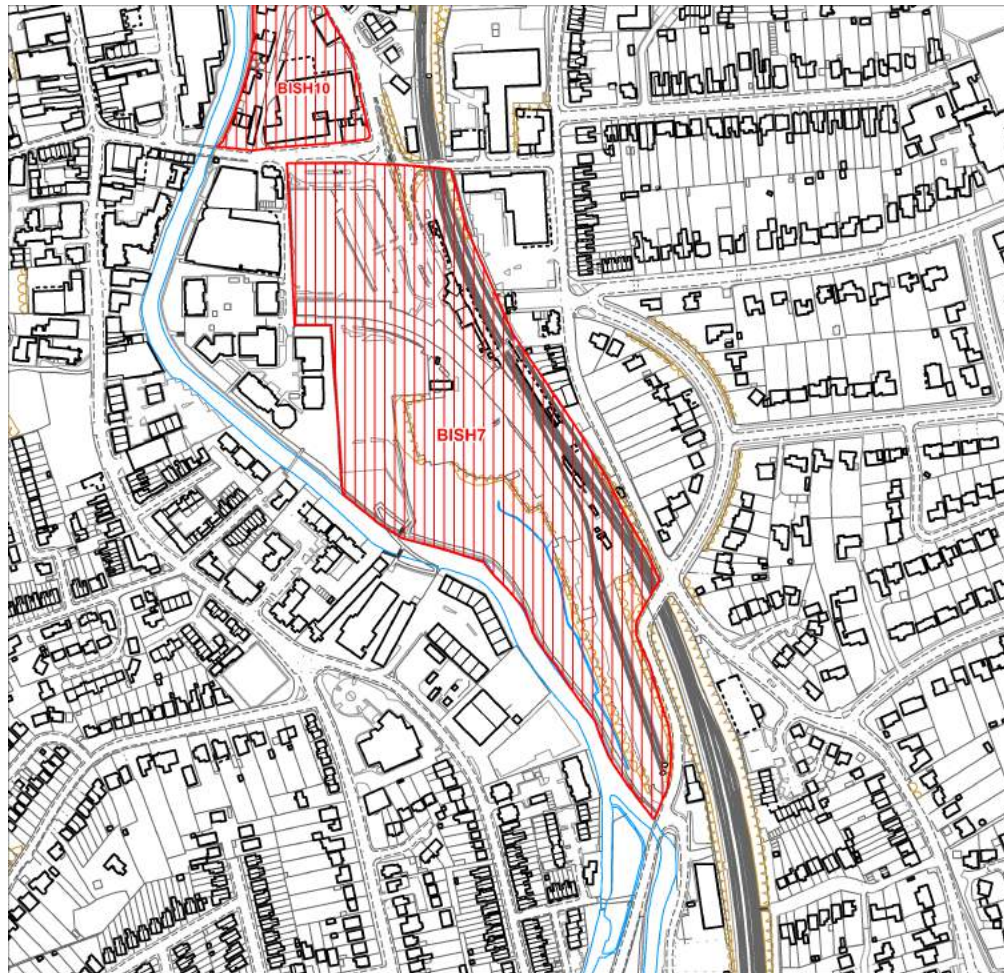
- 5.3.16** The Goods Yard occupies a strategic location between the railway station and the town centre. Occupying a riverside location, the Goods Yard offers a unique opportunity to create a new area of attractive public realm which connects the river to the station through to the town centre. The northern part of the site lies within the town centre boundary and is appropriate for a mix of retail and commercial development, exploiting its highly accessible location through the creation of a commuter and business hub. This part of the site marks the entry to the town from the station and as such should provide a landmark building or public realm that respects the town's heritage and the site's riverside and railway environment.

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Figure 5.6 Site Location: Land at the Goods Yard

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Policy BISH7 The Goods Yard

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.

II. The Goods Yard will provide for around 600 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 and other community and leisure uses. Development of the site shall include:

- (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;
- (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) sustainable transport measures which encourage walking and cycling through the site and beyond, including:

- 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 Park and improved Station Road bridge, and to provide opportunities to cross the railway line;
- 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;
- enhanced passenger transport services to the town centre and station, including the creation of a sustainable route through the site;

(e) 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;

(f) 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;

(g) improvements to the riverside environment in line with the River Stort Catchment Management Programme;

(h) high quality design which incorporates local material pallets and provides varying character and style across the site, incorporating sustainable design features;

(i) residential blocks which have access to private amenity green space, separate from parking areas;

(j) multistorey parking which is appropriately screened and separated from residential buildings, ensuring homes have pleasant outlooks;

(k) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network;

(l) the delivery of all other necessary on-site and appropriate off-site infrastructure;

(m) 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.

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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.

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.

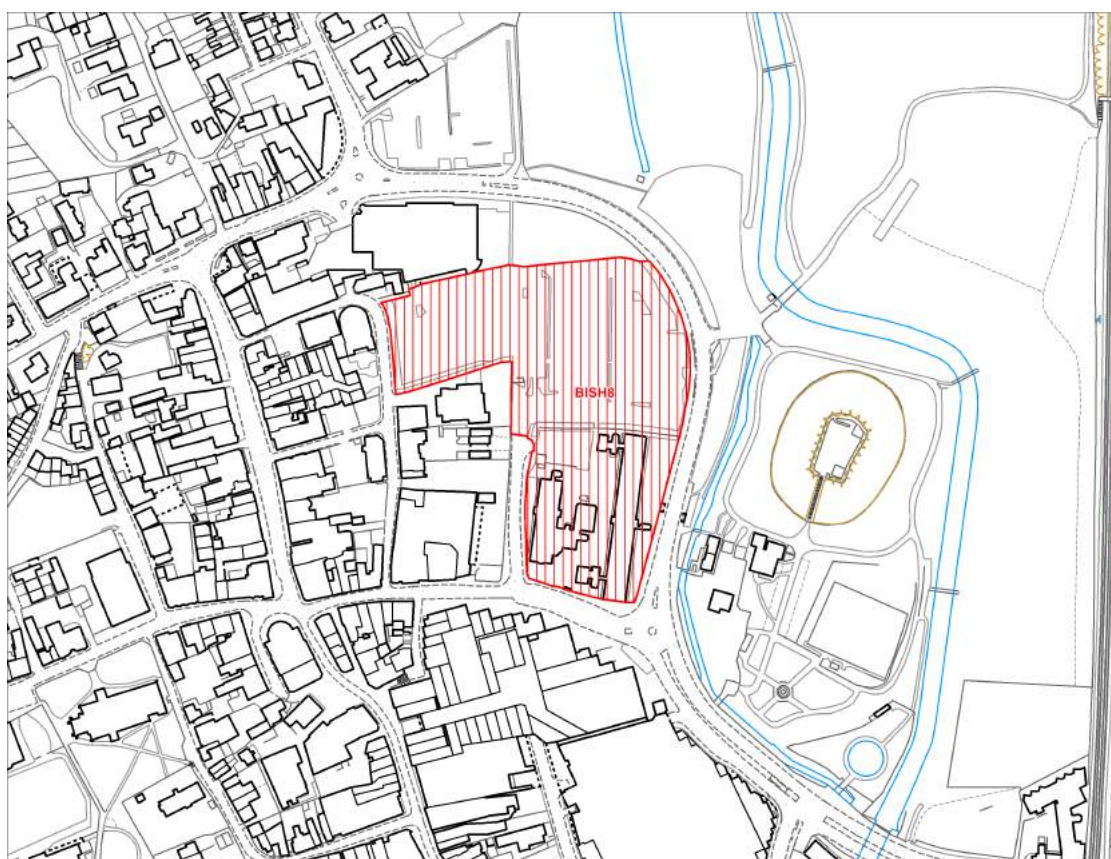
Old River Lane (Policy BISH8)

5.3.17 This is an important site located within the town centre of Bishop's Stortford. As such it provides a valuable opportunity to create a range of new uses in the town as well as the potential for residential development. The masterplan for this site will need to ensure there is an appropriate balance between land uses, including parking, whilst creating an extension to the existing historic town centre. Subsequent to the delivery of this site, the Primary Shopping Area will be extended and primary and secondary frontages defined as appropriate through a review of the Plan.

5.3.18 The Bishop's Stortford Town Centre Planning Framework will be adopted as a Supplementary Planning Document and will be used to inform the masterplan for this site. The District Council, as landowner, will work proactively with key stakeholders in bringing this site forward.

Figure 5.7 Site Location: Land at Old River Lane

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Policy BISH8 Old River Lane

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.

II. The site will provide for a mixed use development and around 100 new homes between 2022 and 2027.

III. The site will represent an extension of a historic market town. Therefore the masterplan will address the following:

- (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 floorspace;
- (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;

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(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.

IV. In addition, the development is expected to address the following provisions and issues:

(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);

(c) new utilities infrastructure where necessary;

(d) planning obligations including on and off-site developer contributions where necessary and reasonably related to the development; and

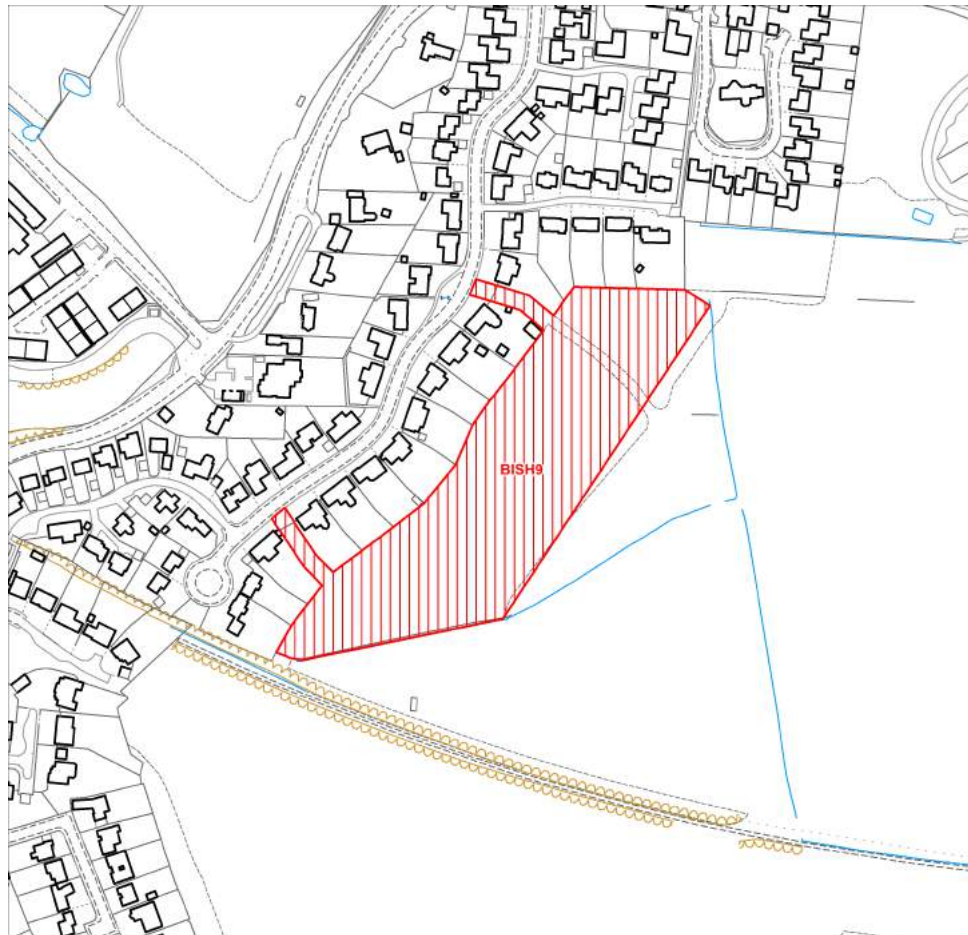
(e) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for Silverleys and Meads Wards and relevant matters, as appropriate.

East of Manor Links (Policy BISH9)

5.3.19 This site is located between the Golf Course and the existing urban area. A predominantly residential development in this location will contribute towards meeting short-term housing needs.

Figure 5.8 Site Location: East of Manor Links

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Policy BISH9 East of Manor Links

I. Land to the east of Manor Links will provide around 50 new homes between 2017 and 2022.

II. The development is expected to address the following provisions and issues:

- (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;
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) access arrangements onto Manor Links, wider strategic and local highways mitigation measures, including improvements to Dunmow Road at the entrance to Manor Links;

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(d) sustainable transport measures which encourage walking and cycling through the site, including the provision of a new pedestrian crossing point on Dunmow Road;

(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;

(f) public amenity green space and play areas;

(g) sustainable drainage and provision for flood mitigation;

(h) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network in order to serve the proposed development;

(i) the delivery of all other necessary on-site and appropriate off-site infrastructure;

(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.

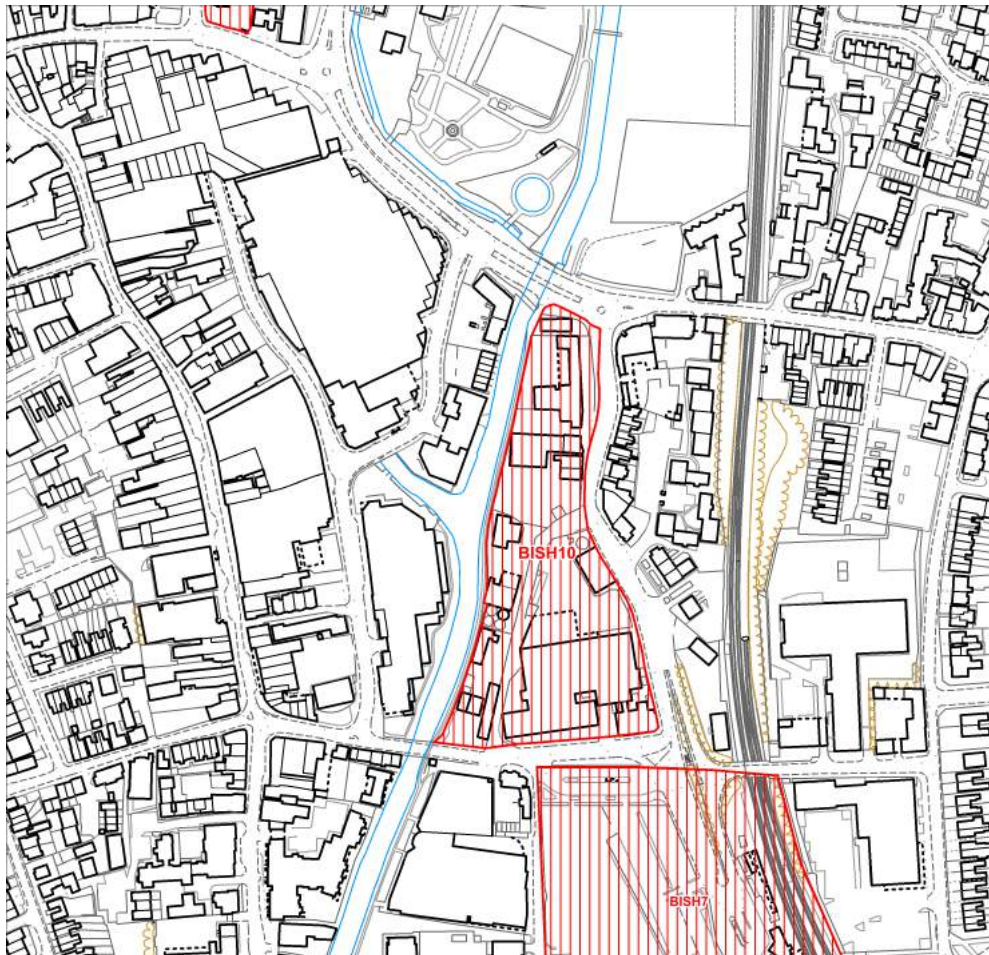
The Mill Site (Policy BISH10)

5.3.20 The Mill Site occupies a strategic location between the railway station and the town centre and fronting the River Stort. While acknowledging that not all properties on the site are associated with or in mill usage, for ease of location, the site is collectively known as the Mill Site. At present there is no indication that the Mill owners are seeking to relocate to an alternative site. Therefore, Policy BISH10 (The Mill Site) covers two eventualities; if the current occupants of the Mill wish to relocate at some point during the plan period; and if the remaining non-mill land within the site comes forward for development. Proposals for development on this and the adjoining landholding should reflect a comprehensive approach to the whole site.

5.3.21 Depending upon the masterplan and the consideration of uses on the site, it is anticipated that some residential uses could be provided on upper floors. At this stage therefore, it is not considered appropriate to allocate a particular number of homes for the site. However, Policy BISH10 provides a framework for the consideration of the site should the site come forward for development within the Plan period.

Figure 5.9 Site Location: Land at the Mill Site

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Policy BISH10 The Mill Site

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 be used to inform the masterplanning of this site, ensuring that partial redevelopment of the site does not prejudice the ongoing operation of the site for commercial purposes. Masterplanning of the site should be undertaken in a collaborative manner involving the District Council, Bishop's Stortford Town Council and other key stakeholders.

II. Should the whole site, or any part of the site, come forward for development, the Mill Site shall include:

- (a) access along the river frontage connecting to the town centre via a new footbridge over the River Stort towards which this site will contribute as appropriate;

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(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. Such development will not 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;

(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;

(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;

(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;

(f) high quality design which incorporates local material palettes and references the historic mill and industrial riverside heritage, incorporating sustainable design features;

(g) opportunities for mooring;

(h) landscaping and tree planting to reduce urban heat island effects;

(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;

III. If residential uses are proposed on upper floors, they should provide:

(a) a range of dwelling size, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing), including some three-bed apartments;

(b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);

(c) necessary utilities, including integrated communications infrastructure to facilitate home-working; and upgrades to the localised sewerage network;

(d) the delivery of all other necessary on-site and appropriate off-site infrastructure;

(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.

5.4 Employment in Bishop's Stortford

- 5.4.1** Bishop's Stortford is recognised as being well placed to provide new employment land, drawing upon opportunities presented by its proximity to Stansted Airport and its location within the M11 corridor. The employment strategy for Bishop's Stortford is to protect and enhance the existing employment areas, and supplement these with new Employment Areas at Bishop's Stortford North and Bishop's Stortford South, and new employment generating uses at Old River Lane, the Mill Site and at the Goods Yard.
- 5.4.2** In addition, Millside Industrial Estate and Southmill Trading Estate have been formally designated as Employment Areas.
- 5.4.3** The Council will continue to work with Uttlesford District Council to explore the potential expansion of the Employment Area at Goodliffe Park off Stansted Road. 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.

Policy BISH11 Employment in Bishop's Stortford

I. In accordance with Policy ED1 (Employment), the following locations are designated as Employment Areas:

- (a) Raynham Road/Dunmow Road Industrial Estate (incorporating Stortford Hall Industrial Estate, The Links Business Centre, Raynham Road/Myson Way, Raynham Road West, and Raynham Road East between The Links Business Centre and Raynham Close);
- (b) Haslemere Estate;
- (c) Twyford Road;
- (d) Stansted Road (incorporating Goodliffe Park, Stort Valley Industrial Estate, and Birchanger Industrial Estate);
- (e) Woodside;
- (f) Millside Industrial Estate;
- (g) Southmill Trading Estate.

II. New Employment Areas will be identified in the following locations:

- (a) Bishop's Stortford North, as set out in Policy BISH3;
- (b) Bishop's Stortford South, as set out in Policy BISH5.

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III. New employment opportunities will come forward through mixed-use development at the following locations:

- (a) The Goods Yard, as set out in Policy BISH7; and
- (b) Old River Lane, as set out in Policy BISH8.

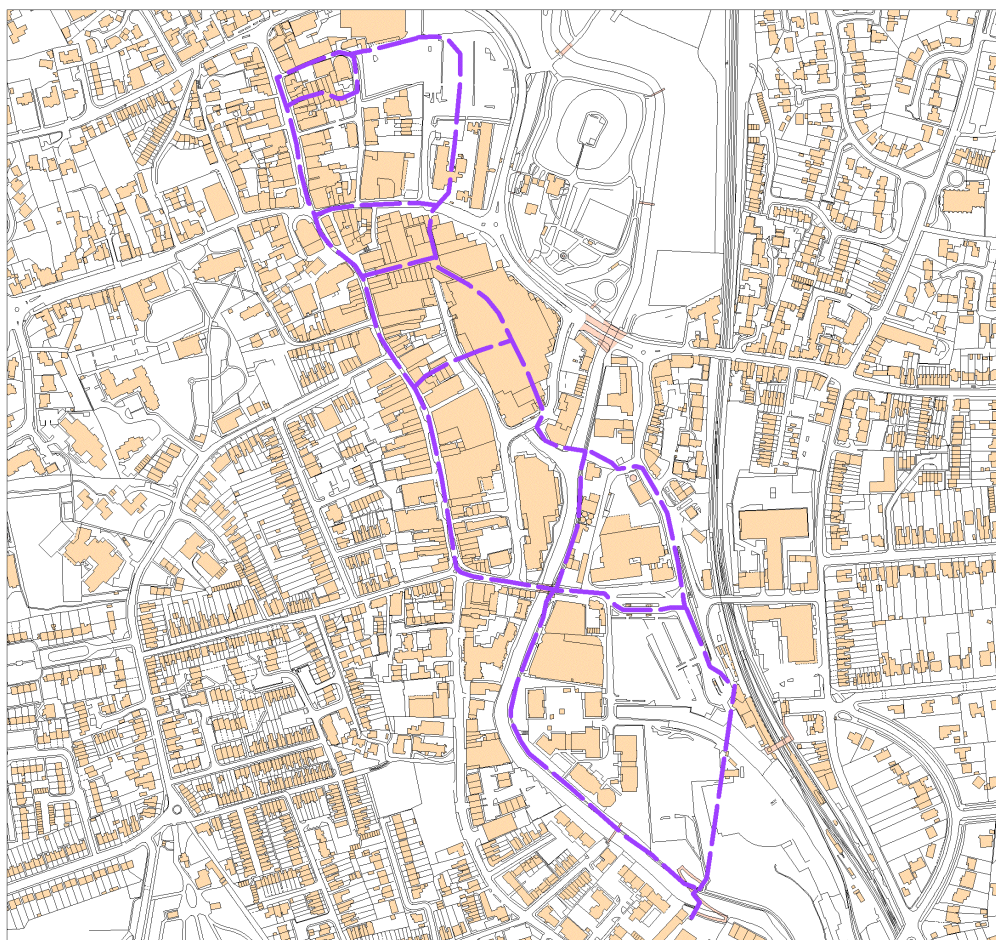
IV. The Mill Site in Bishop's Stortford will remain as a designated Employment Area until such time that the land is presented as being available for redevelopment. The site will then be subject to the provisions of Policy BISH10 and should be brought forward for redevelopment as part of a comprehensive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

5.5 Retail, Leisure and Recreation in Bishop's Stortford

- 5.5.1** A key part of the Framework is the creation and extension of pedestrian and cycle links between the town's various retail, leisure and cultural facilities, in particular, connecting the river, station and town centre. Figure 5.10 illustrates a pedestrian circuit connecting the town centre, through the Mill Site and towards the station and beyond towards the Rhodes Centre.

Figure 5.10 Pedestrian Circuit

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- 5.5.2** Environmental enhancements will be sought to improve the attractiveness of the town centre as a retail and leisure destination. These could include a range of public realm enhancements including paving, signage and street furniture and an active river frontage. Supporting the town centre, local shopping needs will be addressed through the designation of new Neighbourhood Centres.
- 5.5.3** Development in Bishop's Stortford and the surrounding area will result in an increased demand for local services and community facilities including, for instance, healthcare and education. Development proposals should contribute to the enhancement of existing provision to ensure that both new and existing residents in the town are able to access community facilities and vital services within Bishop's Stortford, thereby reducing the need to travel to other settlements. Reflecting this, development proposals will be considered in accordance with Policies CFLR7 (Community Facilities), CFLR8 (Loss of Community Facilities) CFLR9 (Health and Wellbeing) and CFLR10 (Education).

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- 5.5.4** Improvements to local and strategic highway infrastructure and the creation of new public transport routes, cycleways and walking routes will increase connectivity through the town to the countryside beyond. While developments will protect and create new green infrastructure assets such as open spaces planting and sustainable drainage features.
- 5.5.5** For formal sport provision, new opportunities for indoor and outdoor sports will be created through the Council's Leisure Strategy and through Community Use Agreements with secondary schools. Development proposals will be considered in accordance with Policies CFLR1 (Open Space, Sport and Recreation) and in relation to the Council's most up-to-date evidence. The Council will also continue to work with Uttlesford District Council, together with other partners to identify opportunities to deliver new sports facilities for the town.
- 5.5.6** Bishop's Stortford's Green Wedges ('green fingers'), which penetrate the town, are a recognised local amenity, wildlife and leisure asset and have been designated as Local Green Spaces under Policy CFLR2 (Local Green Space). This designation provides protection for these valuable resources and ensures that development will not be allowed in such locations, other than in very special circumstances.

Policy BISH12 Retail, Leisure and Recreation in Bishop's Stortford

I. New retail and leisure facilities will be focused within the town centre and within the following locations:

- (a) the Goods Yard, in accordance with Policy BISH7;
- (b) the Old River Lane site, in accordance with Policy BISH8; and
- (c) the Mill Site, in accordance with BISH10;

II. Development proposals in Bishop's Stortford should seek to enhance the public realm and create connections between existing and new retail and leisure facilities, including the Rhodes Centre.

III. Opportunities to link into and extend the pedestrian circuit will be supported in principle and proposals that jeopardise such connections will be resisted.

IV. To provide for day-to-day convenience retail and service needs, new Neighbourhood Centres will be designated in the following locations:

- (a) Bishop's Stortford North, west of Hoggate's Wood, in accordance with Policy BISH3 (I);
- (b) Bishop's Stortford North, between Hoggate's Wood and Farnham Road, in accordance with Policy BISH3 (II).
- (c) Bishop's Stortford South, in accordance with Policy BISH5;

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V. Opportunities to provide new indoor and outdoor sports facilities will be supported in principle in accordance with Policy CFLR1

VI. The Green Wedges in Bishop's Stortford are designated as Local Green Spaces, within which Policy CFLR2 (Local Green Space) applies.

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Chapter 6

Buntingford



Chapter 6 Buntingford

6.1 Introduction

- 6.1.1** Buntingford is a small town located at the centre of a large rural area in the northern half of the District. The town has developed in a valley setting astride the River Rib and the Roman Road Ermine Street and is surrounded by open countryside.
- 6.1.2** Being surrounded by an extensive rural hinterland enables Buntingford to function as an important rural service centre for the outlying villages in the north of the District. Despite its small size, the town has an extensive range of services and facilities that serve the day-to-day needs of residents, and a vibrant local community demonstrated by the numerous clubs and societies that are active in the town.
- 6.1.3** The historic core of the town, centred on the High Street, is an attractive location which supports local independent traders and a weekly market. The town is served by two small supermarkets but residents have to travel to larger nearby towns for comparison shopping trips. Buntingford is therefore regarded as a Minor Town Centre.
- 6.1.4** The medieval town centre lies within a Conservation Area, with the evolution of the town's urban form being influenced by its historical role as an important coaching stop on the route from London to York. The town has numerous buildings which are listed for their historical significance providing a visual record of the history of the town.
- 6.1.5** Buntingford is the only town in East Herts that is not served by a railway, and bus service connections to other settlements are limited, resulting in a reliance on the private car as a means of transport to access larger nearby settlements for employment and leisure purposes. However, this relative remoteness has enabled the town to retain its Market Town character.
- 6.1.6** As there has been some loss of employment in the town in recent years, it is important that the town should seek to maintain and improve on its current employment provision, in order to provide local jobs for both existing and new residents of the town. Enhancements to the town's broadband infrastructure will support existing businesses in the town and help attract new businesses to locate in Buntingford.
- 6.1.7** As Buntingford is the only town in the District not constrained by Green Belt, it has been subject to a number of speculative planning applications in advance of the adoption of the District Plan. The development of approximately 1,100 dwellings has been approved across a number of sites in the town since 2011 and therefore, the development strategy for Buntingford is focused on seeking to ensure that the impacts of development can be mitigated and managed within the overall infrastructure of the town.
- 6.1.8** The main components of the development strategy for Buntingford are as follows:

- 6.1.9 Housing:** additional homes will be provided which will consist of a mix of dwelling types and sizes, including bungalows and specialist retirement accommodation, to ensure that Buntingford's population is able to access a balanced housing market catering for all life stages. The provision of affordable housing as part of new residential and mixed use development schemes will allow emerging households to be able to remain living in Buntingford in accommodation suited to their needs.
- 6.1.10 Education:** the town and surrounding villages are served by a three tier education system. Education provision at the upper level will be enhanced via the expansion of Freman College and the provision of new playing fields, which have been secured as part of the new development being constructed to the north of the town. At the middle tier, Edwinstree Middle School will be expanded to provide additional school places to meet the educational needs of the town and the surrounding villages at this level.
- 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 east of London Road has been allocated for this purpose. In addition, expansion of Layston C of E School may also be required.
- 6.1.12 Transport:** as part of development proposals for the town, bus services will be enhanced to support travel around the town and to provide links to neighbouring towns. Financial contributions towards the implementation of a Community Transport project have been secured from some of the approved development schemes in the town which will, once established, provide a valuable service to the residents of the town and neighbouring villages. New developments will encourage the use of sustainable travel modes through the enhancement of walking and cycling links around the town. The impact of development on the local road network will be mitigated through upgrades to existing junctions, including widening of the exit links at the A10/London Road roundabout.
- 6.1.13 Other Infrastructure:** improvements to wastewater networks may be required to support existing and new developments whilst the broadband infrastructure of the town is due to be upgraded in 2017/18.
- 6.1.14 Employment and Retail:** the large rural hinterland surrounding the town makes Buntingford an ideal base for small businesses that have links to the town itself rather than those that rely on a proximity to major road networks. Existing employment sites in Buntingford will be retained and, where appropriate, extended and modernised. 2 hectares of employment land has been retained through the redevelopment of the former Sainsbury's Depot site, and an additional 3 hectares of employment land has been allocated as an extension to the Buntingford Business Park.
- 6.1.15** The town centre of Buntingford will retain its role as a minor town centre with a secondary shopping frontage which will continue to function as an important service centre for its large rural hinterland, whilst retaining its market town characteristics.

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Economic and housing development will increase available expenditure to help support a good range of services including jobs, shopping, leisure and education, to meet the needs of residents of the town and surrounding villages.

6.1.16 Leisure and Community Facilities: Buntingford's leisure facilities will be supplemented by the provision of new playing pitches and a large area of public open space as part of development to the north of the town. Public access to the countryside that surrounds the town will be maintained and enhanced. New burial space will be provided in the town.

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. To the south-west, the open character of the countryside between Aspenden and Buntingford will be preserved, thereby avoiding coalescence between the two communities.

6.2 Neighbourhood Plan

6.2.1 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, Hornead and Wyddial. The Plan sets out policies on business and employment, environment and sustainability, housing development, infrastructure, leisure and recreation, and transport.

6.2.2 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.

6.3 Development in Buntingford

6.3.1 The main features of the policy approach to development in Buntingford are shown on Figure 6.1 below:

Figure 6.1: Key Diagram for Buntingford



- 6.3.2** 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.
- 6.3.3** It is also 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.

Policy BUNT1 Development in Buntingford

Buntingford will accommodate a minimum of 1,074 homes, which will include:

- (a) around 26 homes on land off Longmead;
- (b) around 160 homes on land north of Hare Street Road;
- (c) around 280 homes on land south of Hare Street Road;
- (d) around 56 homes on land off Aspenden Road;

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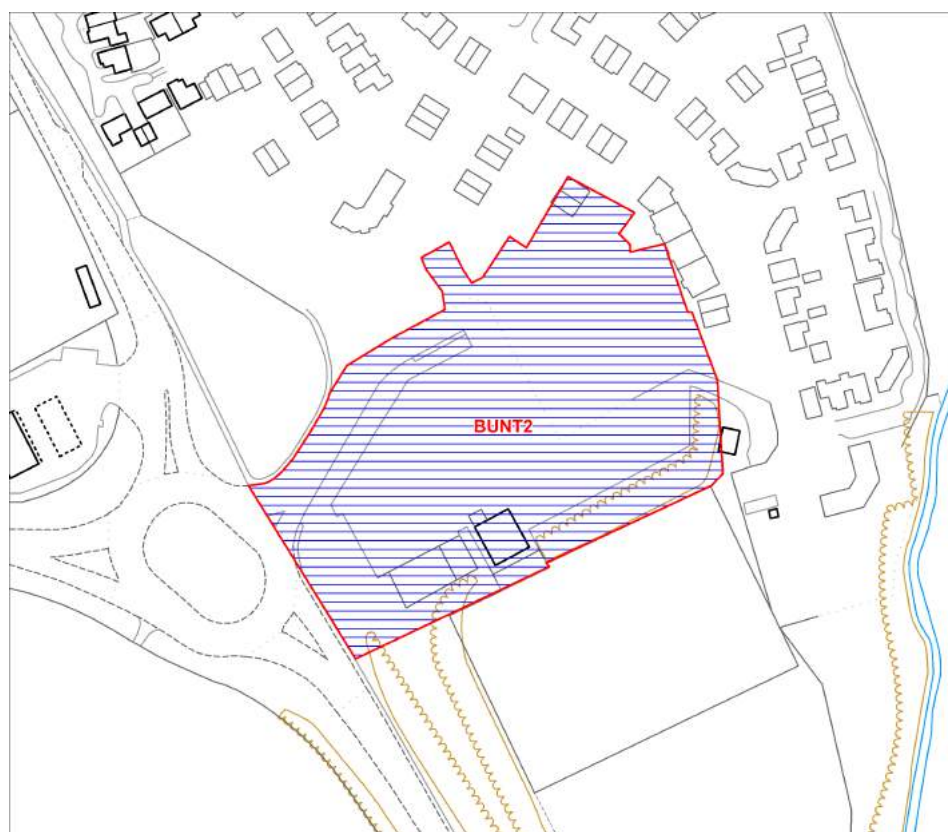
- (e) around 316 homes on land to the east of London Road;
- (f) around 236 homes on land north of Park Farm Industrial Estate; and
- (g) a proportion of the overall windfall allowance for the District.

First School Site Allocation

- 6.3.4** Hertfordshire County Council, as Local Education Authority, is responsible for the planning of school places in the District, and has identified that a new 2 form of entry (2FE) First School is required in Buntingford.
- 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.

Figure 6.2 Site Location: Land east of London Road

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Policy BUNT2 First School Site Allocation

I. Land to the east 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:

- (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;
- (e) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets; and

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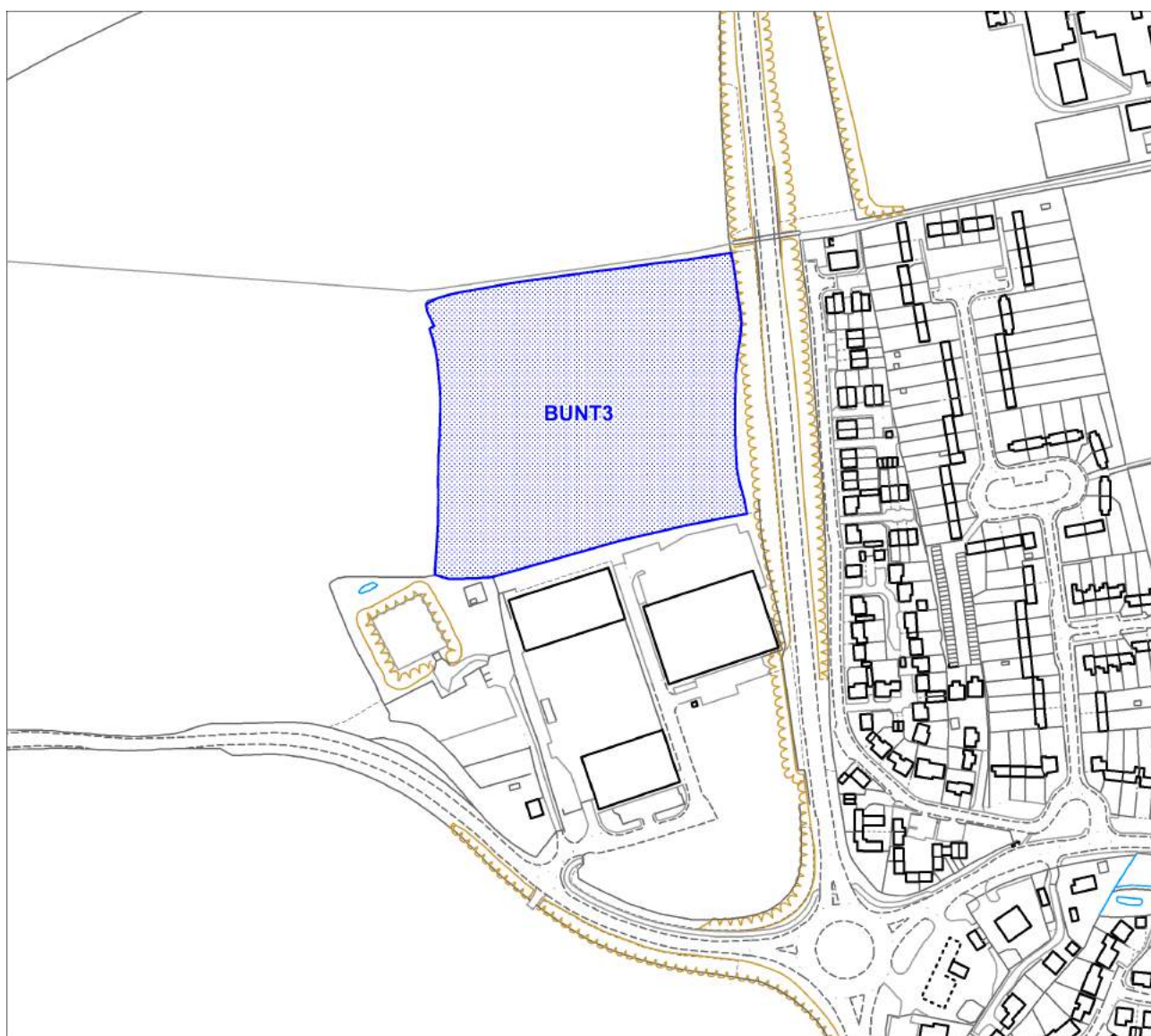
(f) other policy provisions of the District Plan and relevant matters, as appropriate.

6.4 Employment in Buntingford

- 6.4.1** The relative isolation of Buntingford makes it an attractive place for new small scale employment allocations in order to provide opportunities for local businesses to serve the town and nearby settlements in the rural area. The town centre will be strengthened by an increase in expenditure generated by the growing population of the town.
- 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. 3 hectares of additional employment land has also been allocated to the north of Buntingford Business Park (see Figure 6.3).

Figure 6.3 Site Location: Land North of Buntingford Business Park

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6.4.3 In respect of the Watermill Industrial Estate, the access to the site along Aspenden Road is narrow in width and it is considered that the approval of planning permissions for significant traffic generating developments would exacerbate any current shortcomings in road access to this part of the town. Therefore, development proposals in this location will be limited to B1, B2 and small-scale B8 uses, where they are assessed as not having an adverse impact on the operation of the highway network.

Policy BUNT3 Employment in Buntingford

I. In accordance with Policy ED1 (Employment), the following locations are designated as Employment Areas:

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(a) Park Farm;

(b) Buntingford Business Park;

(c) Watermill Industrial Estate (reserved for B1, B2 and small-scale B8 uses);

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.

6.5 Retail in Buntingford

6.5.1 Buntingford has a small town centre, consisting of small units in a linear High Street, with two small supermarkets. Despite its size, the town centre provides a vital role for the residents of the town and for the rural hinterland. Recognising its size and its relatively limited retail offer, the High Street is designated as a minor town centre with only a secondary frontage. Within this frontage, it is necessary to retain a suitable mix of retail units and appropriate town centre uses in order to ensure the longer term viability and vitality of Buntingford's town centre. As such, retail development in Buntingford will be considered in accordance with Policy RTC1 (Retail Development) and RTC4 (Secondary Shopping Frontages).

6.6 Leisure and Community Facilities in Buntingford

6.6.1 Whilst Buntingford is located within a rural setting, public access to the countryside resource that surrounds the settlement could be improved. It is also important that improvements are made to existing open spaces for sport and recreation and play spaces for children and that new open spaces are provided to support existing and new communities in the town. The Bury Football Club will be retained on its existing site and improvements will be sought to the existing facilities, as appropriate. The Town Council are progressing plans to seek permission to develop a site on the edge of the town for a new cemetery and the provision of new burial spaces in the town will be supported. All development proposals will be considered in accordance with Policy CFLR1 (Open Space, Sport and Recreation).

6.6.2 New development in Buntingford will increase demand for local services and community facilities including healthcare and education. It is important that developments in Buntingford enhance existing and provide new community facilities in order to ensure existing and new communities can access vital services within Buntingford 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).



Chapter 7 Hertford



Chapter 7 Hertford

7.1 Introduction

- 7.1.1** The County town of Hertford lies at the confluence of four rivers in a valley setting, which in the past has influenced its shape and form. Hertford's boundaries are characterised by areas of open land which penetrate towards the centre of the town. These 'Green Fingers' are an environmental asset of value to local people and visitors alike. The town also benefits from many cultural and recreational facilities.
- 7.1.2** Hertford's town centre retains much of its medieval core, includes many buildings of historic significance, and has high townscape quality which, combined with its river setting, presents both opportunities and constraints in shaping its future development. The town offers an attractive environment for leisure and business purposes and, with its retail offer characterised both by major multiples and independent outlets, Hertford is classed as a Secondary Town Centre. The Hertford Town Centre Urban Design Strategy, 2016, seeks to build on this and includes proposals to improve the commercial viability and vitality of the central area and to further enhance the quality of the built environment. The redevelopment of the Bircherley Green centre will be a key part of this approach.
- 7.1.3** The town has good transport connections, including a bus station, providing access to both local and long-distance destinations, and two railway stations, offering services into London and wider locales. Despite good road links, traffic congestion in Hertford is acute at peak times, both within the historic core and especially on the A414 Gascoyne Way, which bi-sects the town. It is important to ensure that future development should not exacerbate this situation, and mitigating measures should be identified and delivered, where possible.
- 7.1.4** Good use has been made in the past of brownfield opportunities in the town and, despite this being a shrinking resource, the vacant former gas works site in the Mead Lane area presents a prime redevelopment opportunity and is expected to be brought forward for mixed use development. The Mead Lane Urban Design Framework (December 2014) will guide the approach to development in this location.
- 7.1.5** As there has been some loss of employment in the town in recent years, it is important that the town should seek to maintain and improve on its current provision, to both internalise trips within the Hertford and Ware area to minimise out-commuting, and also to encourage new businesses to locate to the County town.
- 7.1.6** The main components of the development strategy for Hertford are as follows:
- 7.1.7** **Housing:** a mix of dwelling types and sizes will be constructed in appropriate locations to ensure that Hertford's population will be able to access a balanced housing market catering for all life stages. The provision of affordable housing as part of any new residential or mixed use development schemes will allow emerging households to be able to remain living in Hertford in accommodation suited to their needs.

- 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).
- 7.1.9 Education:** since the provision of an all-through school facility at Simon Balle in 2015 addressed a previous shortfall of spaces in Hertford, any future additional primary level educational needs of the town will be achieved via the expansion of existing facilities. Secondary educational provision in the Hertford and Ware Schools Planning Area will be enhanced via the provision of a new secondary school as part of development to the North and East of Ware, and, where appropriate, by the expansion of one or more of the existing schools in the Schools Planning Area .
- 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 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 ameliorate congestion, particularly on the A414, 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.
- 7.1.11 Other Infrastructure:** improved utility infrastructure, such as to wastewater networks, will support existing and new developments.
- 7.1.12 Employment and Retail:** the Mead Lane Employment Area will be revitalised via the redevelopment of vacant areas to provide 3,000m² of B1 employment floorspace, as part of a mixed use development (see also the Mead Lane Urban Design Framework, December 2014). Other existing Employment Areas in the town will be maintained and, where appropriate, modernised. Where possible, the current employment offer should be supplemented by the creation of additional jobs in suitable locations. The retail function of the town will be maintained and supplemented within the central core, in line with the provisions of the Hertford Town Centre Urban Design Strategy, 2016.
- 7.1.13 Character:** Hertford will preserve its market town character and the quality of the town's historic core will be respected in new development proposals. Where development occurs in the town, this should ensure that the sense of place is created which allows for successful integration with existing features of character in the area. Where development involves river frontages, this will enable the provision of an enhanced setting and improvement of public access, as appropriate. The town's green infrastructure, particularly Hertford's Green Fingers which provide unique

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character to the settlement, will be maintained and enhanced, as appropriate. Development will be expected to support the Panshanger Country Park, to enable protection of, and increased public access to, this valuable resource.

7.2 Development in Hertford

7.2.1 The main features of the policy approach to development in Hertford are shown on Figure 7.1 below:

Figure 7.1: Key Diagram for Hertford



7.2.2 Reflecting the District Plan Strategy, the following policies will apply to applications for new development in Hertford:

Policy HERT1 Development in Hertford

I. Hertford will accommodate a minimum of 950 new homes, which will include:

- (a) around 200 homes as part of mixed use development in the Mead Lane area, as set out in Policy HERT2 (Mead Lane Area);
- (b) around 550 homes to the west of the town, as set out in Policy HERT3 (West of Hertford);
- (c) around 150 homes to the west of B158 Wadesmill Road, as set out in Policy HERT4 (North of Hertford);
- (d) around 50 homes to the west of Mangrove Road, as set out in Policy HERT5 (South of Hertford); and
- (e) a proportion of the overall windfall allowance for the District.

II. Retail floorspace will be delivered primarily within the town centre.

III. 3,000m² 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).

Development Sites in Hertford's Urban Area

- 7.2.3** It is expected that a proportion of the overall windfall allowance for the District will be accommodated in Hertford. These sites will be determined on an individual basis, taking into account the policies of the Plan.
- 7.2.4** For the allocated sites, the following policies will apply in addition to general policies in the Plan:

Mead Lane Area

- 7.2.5** In order to meet the District's short term housing requirement and to provide for the housing needs of Hertford, development of around 200 dwellings in the Mead Lane area is proposed as part of mixed-use development.
- 7.2.6** The Mead Lane area offers a unique opportunity to regenerate underused employment land through high quality, mixed-use, development which will revitalise this area and provide an enhanced river frontage. The Mead Lane Urban Design Framework, December 2014, sets parameters in terms of acceptable uses, necessary infrastructure, design, and other requirements, to support the redevelopment and revitalisation of the area. Any development in the Mead Lane area will therefore be subject to its provisions.

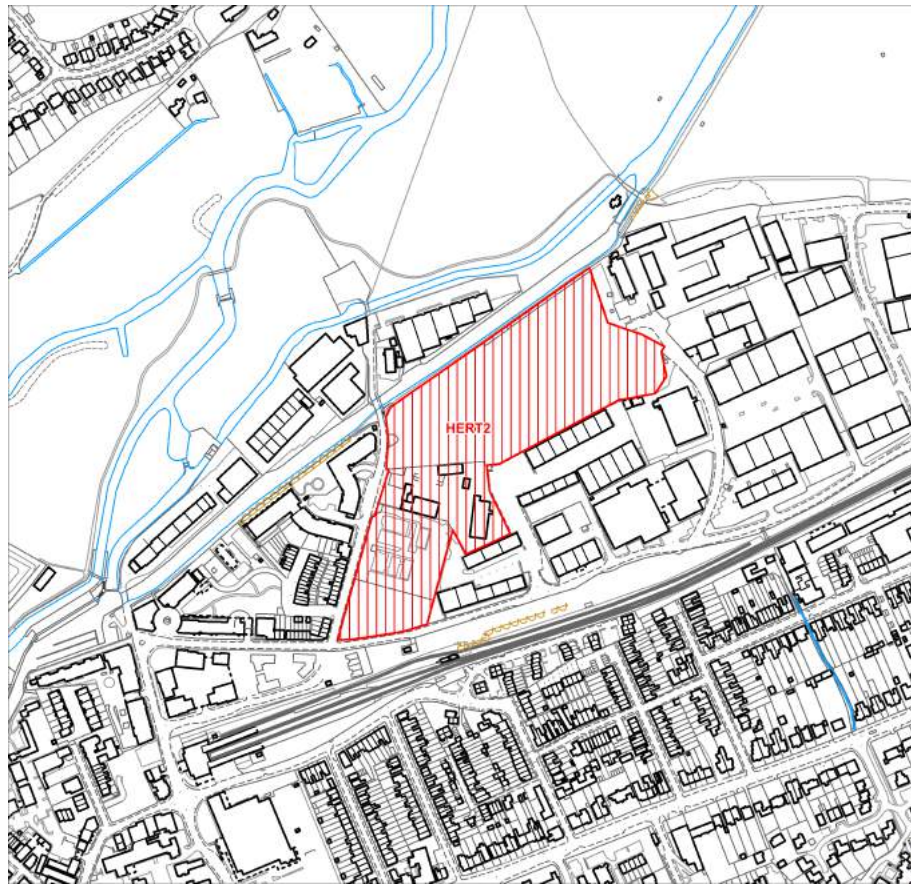
The Mead Lane Urban Design Framework is available to view at: www.eastherts.gov.uk/evidencebase

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Figure 7.2 Site Location: The Mead Lane Area

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Policy HERT2 Mead Lane Area

I. Land in the Mead Lane Area, to the east of Marshgate Drive, is allocated to provide around 200 homes by 2027, as part of mixed-use development.

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.

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:

- (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) delivery of 3,000m² B1 employment floorspace, or other employment generating uses that would be compatible with the uses on neighbouring land, which will provide appropriate opportunities to promote self-containment and sustainability and to assist in providing a buffer between existing employment uses and new residential provision;

(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;

(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;

(f) necessary new utilities, including, inter alia: integrated communications infrastructure to facilitate home working;

(g) sustainable drainage and provision for flood mitigation;

(h) access arrangements and appropriate local (with contributions towards wider, strategic,) highways mitigation measures, which, inter alia, should include: 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 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. 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;

(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;

(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;

(k) remediation of land contamination resulting from former uses;

(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;

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(m) landscaping and planting, both within the site and peripheral, which responds to the existing landscape and complements development, as appropriate;

(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;

(o) the delivery of all other necessary on-site and appropriate off-site infrastructure;

(p) other policy provisions of the District Plan and relevant matters, as appropriate.

West of Hertford

7.2.7 In order to meet the District's short term housing requirement and to provide for the housing needs of the town, development of around 550 homes is proposed on land to the west of Hertford.

7.2.8 Development of the area will need to ensure the enhancement of sustainable transport provision; the continued protection of Archer's Spring, Ancient and other woodland, wildlife, and other natural assets; and also respect and contribute to the Panshanger Country Park. The phasing of development will also need to ensure that any underlying mineral deposits within the site can be satisfactorily extracted as part of development.

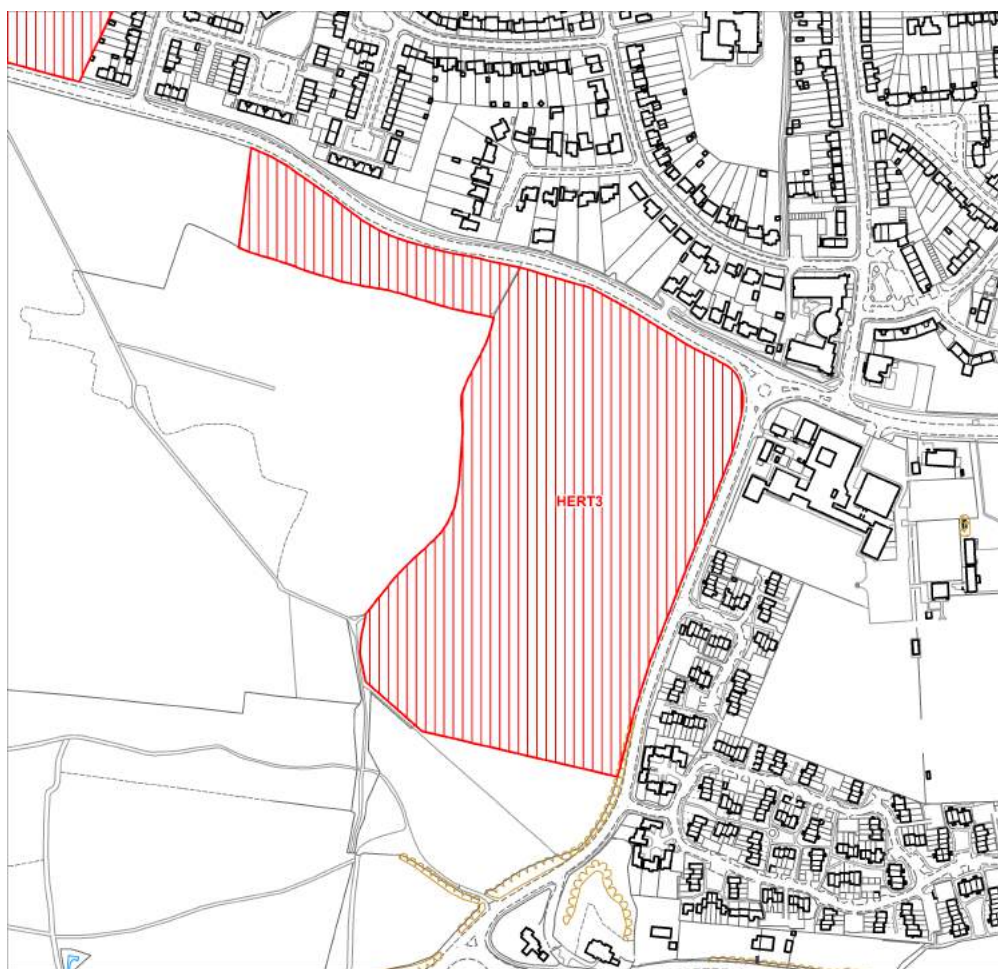
Figure 7.3 Site Location: Land West of Hertford (North of Welwyn Road)

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Figure 7.4 Site Location: Land West of Hertford (South of Welwyn Road/West of Thieves Lane)

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Policy HERT3 West of Hertford

I. Land to the west of Hertford is allocated as a residential site, to accommodate a minimum of 550 homes by 2022, with around 300 homes being provided to the north of Welwyn Road and around 250 homes south of Welwyn Road/west of Thieves Lane.

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.

III. The development of around 300 dwellings to the north of Welwyn Road is expected to address the following provisions and issues:

- (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, 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 (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);
- (i) protection of public rights of way and other public access routes running through or on the boundaries of the site;
- (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;
- (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;
- (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;

(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;

(n) contributions towards the Panshanger Country Park;

(o) social infrastructure including contributions towards education, health services and other community facilities;

(p) the delivery of all other necessary on-site and appropriate off-site infrastructure; and

(q) other policy provisions of the District Plan and relevant matters, as appropriate.

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:

(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 (including, inter alia, improved service provision and the provision of new bus stops and shelters on B1000 Welwyn Road);

- (i) protection of all public rights of way and other public access routes running through or on the boundaries of the site;
- (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;
- (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;
- (l) contributions towards the Panshanger Country Park;
- (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;
- (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;
- (o) the delivery of all other necessary on-site and appropriate off-site infrastructure; and
- (p) other policy provisions of the District Plan and relevant matters, as appropriate.

North of Hertford

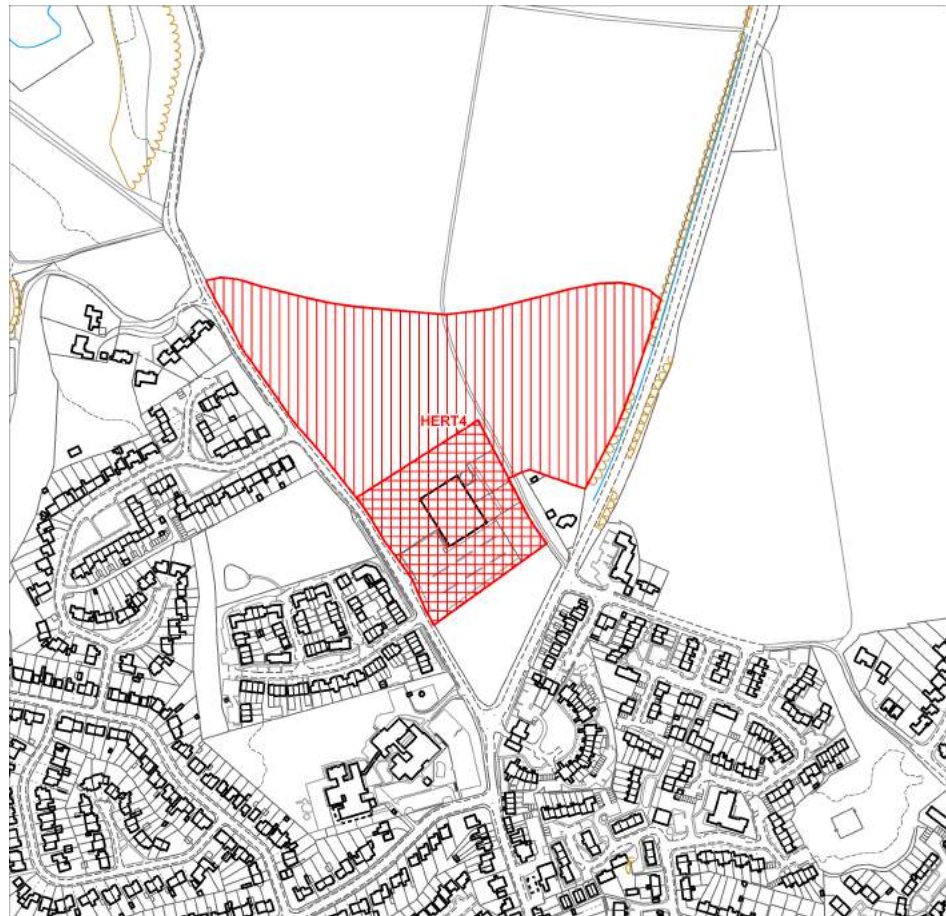
- 7.2.9** In order to meet the District's short and medium term housing requirement and to provide for the housing needs of the town, a development of around 150 new homes is proposed to the North of Hertford.

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Figure 7.5 Site Location: Land North of Hertford

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Policy HERT4 North of Hertford

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.

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.

III. The development is expected to address the following provisions and issues:

- (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) 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;
- (d) necessary new utilities, including, inter alia: integrated communications infrastructure to facilitate home working;
- (e) 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 and enhanced passenger transport services;
- (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;
- (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;
- (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;
- (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;
- (m) measures to ensure that any impact on wildlife within the site and at the nearby Waterford Heath nature reserve is successfully mitigated;
- (n) the delivery of all other necessary on-site and appropriate off-site infrastructure; and
- (o) other policy provisions of the District Plan and relevant matters, as appropriate.

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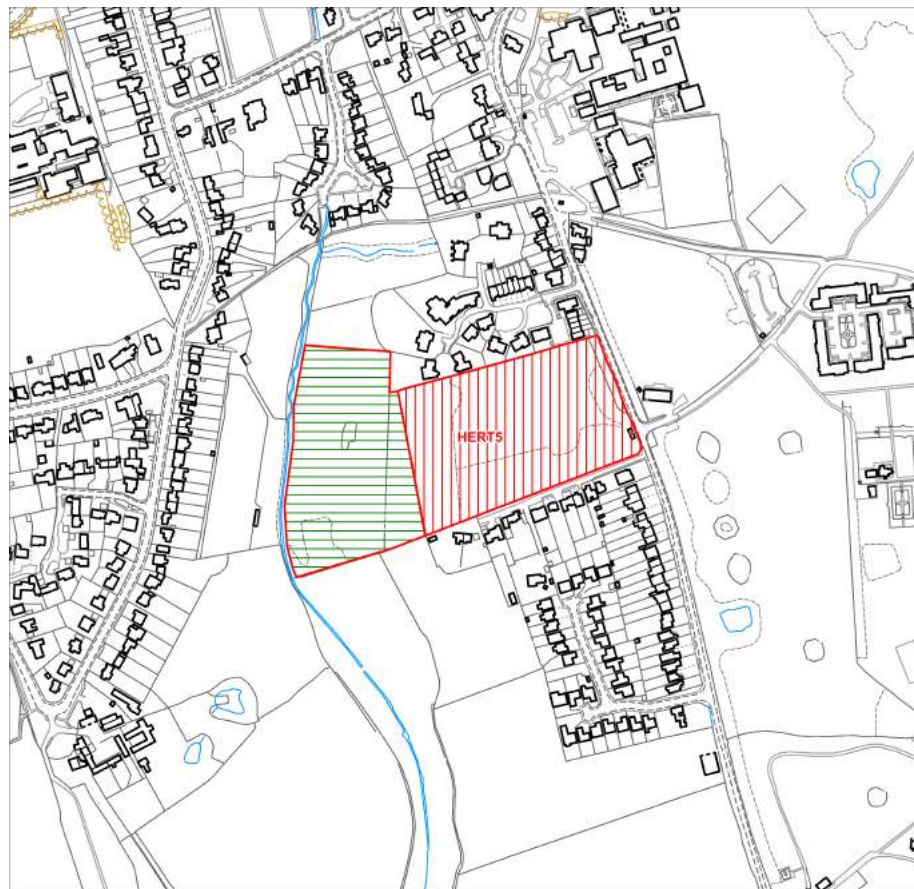
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South of Hertford

- 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 around 50 dwellings is proposed to the South of Hertford.
- 7.2.11** The site provides an opportunity to deliver a range of housing types and tenures in a location that benefits from excellent access to educational facilities, historic assets, and other town centre amenities. Development of the area will ensure the continued protection of the Green Finger at the western part of the site, including 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, while allowing public access to this valuable resource.

Figure 7.6 Site Location: Land to the South of Hertford

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Policy HERT5 South of Hertford

- I. Land to the south of Hertford is allocated as a residential development site to accommodate around 50 homes to the west of Mangrove Road by 2022.

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.

III. The development is expected to address the following provisions and issues:

- (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) 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;
- (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;
- (e) necessary new utilities including, inter alia: integrated communications infrastructure to facilitate home working;
- (f) access arrangements and appropriate local (with contributions towards wider, strategic) highways mitigation measures;
- (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;
- (h) landscaping and planting, both within the site and peripheral, which responds to the existing landscape and complements development, as appropriate;
- (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;
- (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;

(k) the delivery of all other necessary on-site and appropriate off-site infrastructure; and

(l) other policy provisions of the District Plan and relevant matters, as appropriate.

7.3 Employment in Hertford

7.3.1 The county town of Hertford retains its traditional brewing role, albeit on a reduced basis from that of bygone times. The town has evolved its employment base over time to reflect changing needs and currently contains a broad spectrum of employment from industrial to prestige office accommodation with varying sized enterprises in its employment areas.

7.3.2 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 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.

7.3.3 Hertford benefits from having the District's largest local authority employer, Hertfordshire County Council, located in the town. Other public and private sector employment premises also lie in close proximity to County Hall.

7.3.4 In order to continue to provide opportunities for businesses to serve the town and nearby settlements in the surrounding area, the strategy will be to protect and enhance the existing employment areas in Hertford and to supplement this by the formal designation of the Pegs Lane area which has long been in employment use.

Policy HERT6 Employment in Hertford

I. In accordance with Policy ED1 (Employment), the following locations are designated as Employment Areas:

(a) Caxton Hill;

(b) Foxholes Business Park;

(c) Hartham Lane;

(d) Mead Lane - East of Marshgate Drive (including the provisions of Policy HERT2 Mead Lane Area);

(e) Mimram Road;

(f) Warehams Lane;

(g) Windsor Industrial Estate, Ware Road.

II. In addition, in accordance with Policy ED1 (Employment), the following location is designated as an Employment Area reserved primarily for B1 use:

(a) Pegs Lane.

7.4 Retail in Hertford

7.4.1 Classed as a Secondary Town Centre, Hertford provides a wide range of comparison and convenience shopping in addition to other service needs. This offer serves both its own residents and those of surrounding settlements. Hertford's markets, food and drink facilities and successful night-time economy also draw patronage from wider locations.

7.4.2 However, its historic development pattern, while providing a unique character which acts as an attractor, also limits the potential of the town to expand its retail function in its central core.

7.4.3 Within some of its residential areas, Hertford also benefits from local parades and individual shops, which provide valuable resources for local people and passing trade, in addition to the retail offer in the town centre.

Hertford Town Centre Urban Design Strategy

7.4.4 The Hertford Town Centre Urban Design Strategy was devised to guide future development in the town centre and to increase the viability and vitality of its commercial operations. It provides a long-term coherent vision for the area; proposes design approaches for key sites and areas within the town centre; and aims to guide developers by providing a framework for determining planning applications. The Strategy further seeks to engender a sense of community, to provide opportunities to reinforce or improve the sense of place associated with Hertford Town Centre and its environs, in line with the sustainability principles outlined in section 2 of the NPPF (ensuring the vitality of town centres).

7.4.5 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.

The Hertford Town Centre Urban Design Strategy is available to view at: www.eastherts.gov.uk/evidencebase

- 7.4.6** To ensure that the aims of the Hertford Town Centre Urban Design Strategy can be met, where development is proposed in town centre locations in Hertford, Policy HERT7 will apply.

Policy HERT7 Hertford Town Centre Urban Design Strategy

Development proposals in Hertford Town Centre will be expected to take account of, and positively contribute to, proposals contained within the Hertford Town Centre Urban Design Strategy, as appropriate.

7.5 Leisure and Community Facilities in Hertford

- 7.5.1** Hertford is located within an extremely attractive rural setting with unique areas of open land, known as ‘Green Fingers’, which penetrate towards the centre of the town. While benefiting from these assets, Hertford’s provision of public access, as well as the provision of space for children could be improved. Therefore, where possible, better public access to the countryside that surrounds the settlement should be created to support both existing and new communities in the town. Proposals for the development of the HERT3, HERT4 and HERT5 policy areas should therefore assist in this respect, through increased public access to countryside/green space provision. The river corridors have also been identified as areas where the improvement of both habitat and physical links connecting settlements should be sought, especially between Hertford and Ware and the wider countryside. Cycling provision is another area that would benefit from improvement. It is anticipated that the implementation of district-wide and settlement specific policies relating to development sites in and around Hertford, will result in increased access, as appropriate.

- 7.5.2** In respect of formal indoor and outdoor sport provision, any under provision of junior football and mini-soccer pitches identified in the Hertford and Ware area should also be addressed. Development proposals will therefore be considered in accordance with Policies CFLR1 (Open Space, Sport and Recreation) and contributions sought towards on or off-site provision, as appropriate.
- 7.5.3** Hertford's Green Fingers, which penetrate the town, are a recognised local amenity, wildlife and leisure asset and have been designated as Local Green Spaces under Policy CFLR2 (Local Green Space). This designation provides protection for these valuable resources and ensures that development will not be allowed in such locations, other than in very special circumstances.
- 7.5.4** All new development in Hertford will result in an increased demand for local services and community facilities including, inter alia, healthcare and education. Development proposals should contribute to the enhancement of existing provision to ensure that both new and existing residents in the town are able to access community facilities and vital services within Hertford, thereby reducing the need to travel to other settlements. In this respect, development proposals will be considered in accordance with Policies CFLR7 (Community Facilities), CFLR8 (Loss of Community Facilities), CFLR 9 (Health and Wellbeing) and CFLR10 (Education).

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Chapter 8

Sawbridgeworth



Chapter 8 Sawbridgeworth

8.1 Introduction

- 8.1.1** Sawbridgeworth is an attractive and historic market town lying to the west of the River Stort, which forms part of the County boundary with neighbouring Essex. Although located in close proximity to Bishop's Stortford to the north and Harlow to the south, Sawbridgeworth has a strong and distinct identity. Nevertheless, the town has strong links with these neighbouring settlements, particularly in terms of employment opportunities, with a number of residents also commuting to London and Cambridge using the town's railway link.
- 8.1.2** Residents of Sawbridgeworth benefit from access to high quality public green spaces, particularly Pishiobury Park, a designated parkland which was one of Capability Brown's final projects. The historic commercial core of the town is centred on Bell Street, which lies on an east-west axis running from the 13th Century church of St Mary's to London Road, the old stage-coach route that runs north to south. Much of the town centre lies within a Conservation Area and many of the buildings are listed for their historic significance and date from the Tudor, Stuart and Georgian periods.
- 8.1.3** The medieval core of the town is an attractive location which supports local independent retailers, but it also acts as a constraint to larger retailers. The town has only one small supermarket, meaning that a lot of larger shopping trips are conducted outside the town. Sawbridgeworth is therefore regarded as a Minor Town Centre.
- 8.1.4** Being one of the smaller towns in the District, with a predominance of residential development, there is not much potential for brownfield redevelopment within Sawbridgeworth. Therefore, any large scale residential development would of necessity involve Green Belt release. To meet the need for additional housing in Sawbridgeworth, two sites are proposed for development to the west of the town, and one to the north.
- 8.1.5** The main components of the development strategy for Sawbridgeworth are as follows:
- 8.1.6** **Housing:** additional homes will be provided which will consist of a mix of dwelling types and sizes to ensure that Sawbridgeworth's population is able to access a balanced housing market catering for all life stages. The provision of affordable housing will allow emerging households to remain living in Sawbridgeworth in accommodation suited to their needs.
- 8.1.7** **Education:** the educational needs of the town will be met at primary level via the expansion of Mandeville School to 2 forms of entry. Secondary educational provision will be enhanced by the construction of a new school, in the Bishop's Stortford School Planning Area within which Sawbridgeworth falls.

- 8.1.8 Transport:** new development will encourage the use of sustainable travel, particularly through the enhancement of walking and cycling links. The impact of development on the local road network will be mitigated through upgrades to existing junctions and the provision of a new Junction 7a on the M11 which will reduce pressure on the A1184. Consideration will need to be given to the Air Quality Management Area (AQMA) which is located in the London Road area. The AQMA is supported by an action plan which seeks to improve air quality in this location.
- 8.1.9 Economic Development:** Sawbridgeworth's limited employment offer will be maintained to support local scale employment opportunities. As a Minor Town Centre, Sawbridgeworth's retail offer in the central core will be maintained and strengthened if suitable opportunities arise to serve both the town's residents and its local rural hinterland.
- 8.1.10 Character:** Sawbridgeworth's market town character and the heritage qualities of the town's historic core will be maintained. New development will respect both the local and wider landscape character and will enhance Sawbridgeworth's green infrastructure, through the provision of new public open space.
- 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).

8.2 Development in Sawbridgeworth

- 8.2.1** The main features of the policy approach to development in Sawbridgeworth are shown on Figure 8.1 below:

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Figure 8.1: Key Diagram for Sawbridgeworth



8.2.2 Reflecting the District Plan Strategy, the following policies will apply to applications for new development in Sawbridgeworth:

Policy SAWB1 Development in Sawbridgeworth

I. Sawbridgeworth will accommodate a minimum of 500 new homes, which will include:

- (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.

II. New retail and employment development will be directed to the town centre to maintain the vitality and viability of the town.

Development Sites in Sawbridgeworth's Urban Area

8.2.3 It is expected that a proportion of the overall windfall allowance for the District will be accommodated in Sawbridgeworth. These sites will be determined on an individual basis, taking into account the policies of the Plan.

8.2.4 For the allocated sites, the following policies will apply in addition to general policies in the Plan:

Land North of West Road

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 125 homes is proposed on land to the north of West Road.

8.2.6 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. In addition, the site will provide enhanced walking and cycling links and high quality green space including a new play area.

8.2.7 Development in this location will offer benefits for the wider community by providing 1.2 hectares of land in order to facilitate the permanent expansion of Mandeville Primary School to two forms of entry. The school will also benefit from the provision of new off road parking spaces which will help reduce existing congestion on West Road at peak times.

8.2.8 In order to help mitigate the impact of development in this location, financial contributions towards the signalisation of the A1184/West Road/Station Road junction will be required along with other schemes as required.

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Figure 8.2 Site Location: Land North of West Road

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Policy SAWB2 Land to the North of West Road

- I. Land to the north of West Road will accommodate around 125 homes by 2022.
- 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.
- III. The development is expected to address the following provisions and issues:
 - (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) 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;
- (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;
- (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.

Land South of West Road

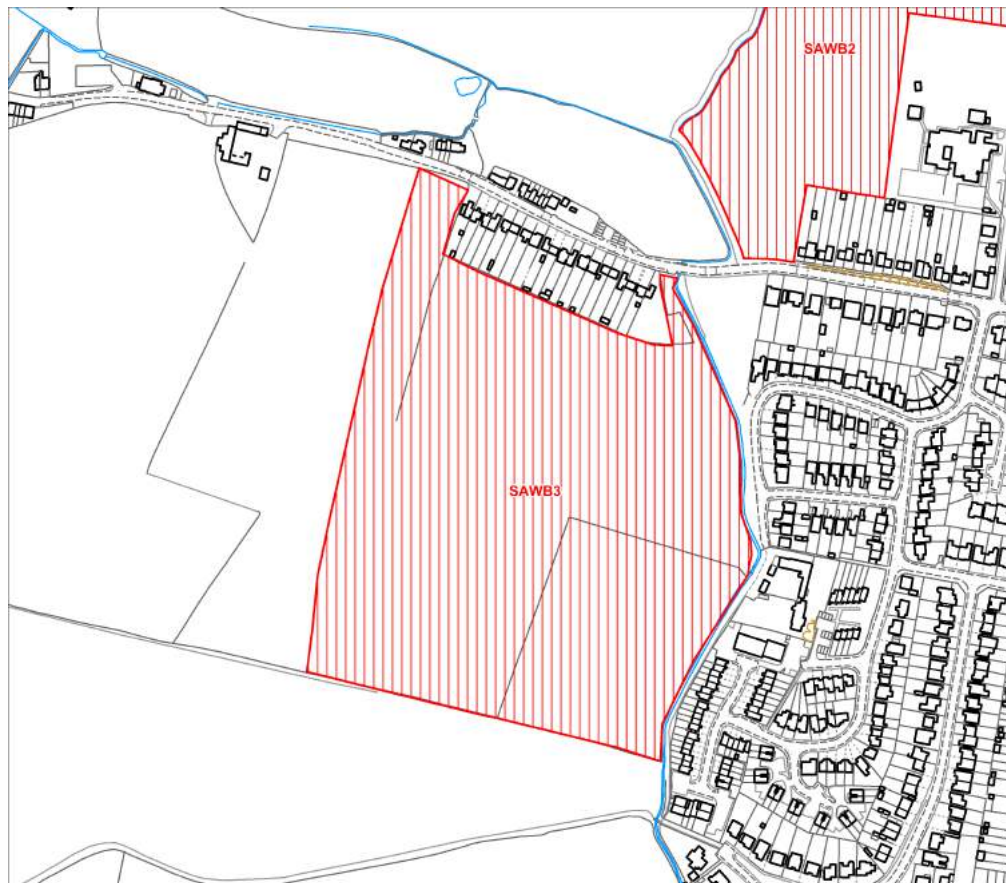
- 8.2.9** In order to contribute towards the District's short term housing requirement and to provide for the housing needs of Sawbridgeworth, development of around 175 homes is proposed on land to the south of West Road.
- 8.2.10** As with land to the north of West Road (SAWB2), the site provides an opportunity to deliver a range of housing types and tenures in a location that benefits from excellent access to town centre amenities.
- 8.2.11** In order to help mitigate the impact of development in this location, financial contributions towards the signalisation of the A1184/West Road/Station Road junction will be required along with other schemes as required.

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Figure 8.3 Site Location: Land South of West Road

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Policy SAWB3 Land to the South of West Road

- I. Land to the south of West Road will accommodate around 175 homes by 2022.
- 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.
- III. The development is expected to address the following provisions and issues:
 - (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) 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) new public amenity space;
- (j) landscaping and planting, both within the site and peripheral, to complement development, as appropriate;
- (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;
- (l) the delivery of all other necessary on-site and appropriate off-site infrastructure;
- (m) other policy provisions of the District Plan and relevant matters, as appropriate.

Land North of Sawbridgeworth

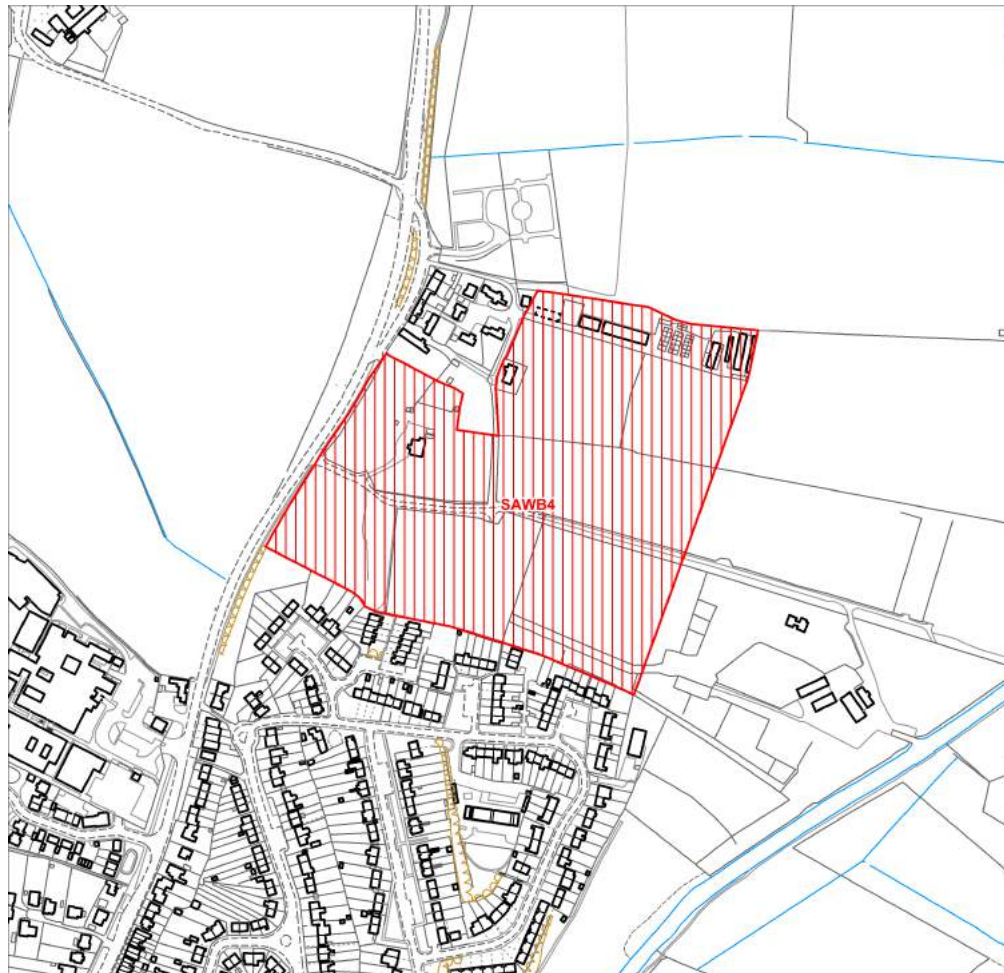
- 8.2.12** In order to contribute towards the District's longer term housing requirement and to provide for the housing needs of Sawbridgeworth, development of around 200 homes is proposed on land to the north of Sawbridgeworth.
- 8.2.13** A range of housing mix and tenures and new public green space will be provided in a location that is in close proximity to primary and secondary education and sustainable transport opportunities. In addition, enhanced walking and cycling opportunities will encourage sustainable travel to town centre amenities.

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Figure 8.4 Site Location: Land North of Sawbridgeworth

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Policy SAWB4 Land to the North of Sawbridgeworth

- I. Land to the north of Sawbridgeworth will accommodate around 200 homes by 2027.
- 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.
- III. The development is expected to address the following provisions and issues:
 - (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) necessary utilities, including integrated communications 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;
- (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) 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;
- (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;
- (l) the delivery of all other necessary on-site and appropriate off-site infrastructure;
- (m) other policy provisions of the District Plan and relevant matters, as appropriate.

8.3 Employment in Sawbridgeworth

- 8.3.1** Sawbridgeworth is unique in that it is the only town in the District that doesn't have any designated Employment Areas. This reflects its position between two higher order settlements which are considered to be more attractive employment locations.
- 8.3.2** In order to continue to support the town's local commercial, retailing and service businesses, the strategy will seek to maintain Sawbridgeworth's existing employment offer.

8.4 Retail in Sawbridgeworth

- 8.4.1** Sawbridgeworth has a small town centre, consisting predominantly of small independent units and a modest supermarket. Despite its size, the town centre provides a vital role for the residents of the town and its immediate rural hinterland.

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- 8.4.2** Recognising its size and relatively limited retail offer, the area centred on Bell Street is designated as a Minor Town Centre with only a secondary frontage. Within this frontage, it is necessary to retain a suitable mix of retail units and appropriate town centre uses in order to ensure the longer term vitality and viability of Sawbridgeworth's town centre. As such, retail development in Sawbridgeworth will be considered in accordance with Policies RTC1 (Retail Development) and RTC4 (Secondary Shopping Frontages).

8.5 Leisure and Community Facilities in Sawbridgeworth

- 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).



Chapter 9 Ware



Chapter 9 Ware

9.1 Introduction

- 9.1.1** Ware is an ancient historic market town, which has developed in a valley setting around a crossing point of the River Lea. Much of the town's historic town centre originates from medieval times, with the Grade I listed buildings St Mary's Church (13th Century) and Ware Priory (also a Scheduled Monument) being located at the western end of the High Street, and many other listed buildings in the central core. Past coaching and malting industry ties particularly influenced the evolution of the town's urban form and led to the emergence of its burgage plots and famous 18th Century gazebos along the river.
- 9.1.2** In the past, the river has underpinned the town's economic function, but is now more widely used as a leisure resource. Ware also benefits from other excellent sporting and leisure facilities including, but not limited to: Wodson Park sports centre; Fanshawe Pool and Gym; Ware Lido; Place House; Ware Arts Centre and Fletcher's Lea at The Priory. The Lee Valley Regional Park, which bounds the south of the town, along with other woodland and countryside access opportunities are also available to Ware's residents and visitors.
- 9.1.3** Within the town centre, while the town's historic pattern of development coupled with traffic congestion and servicing constraints on the High Street limit future town centre development opportunities (in particular for retail), it does provide a unique, picturesque, environment which offers enjoyment for both residents and visitors alike and is an attractive setting for its businesses. Ware benefits from the presence of two superstores (Tesco and, since 2015, Asda) and, in addition, also has several smaller convenience stores and a range of comparison high street names and local independent retailers. The central core also reflects its historical past by the presence of a significant amount of dwellings, which are accommodated both above retail premises and in yards behind.
- 9.1.4** Ware benefits from good transport connections to both local and wider destinations, with road links to the closely located A10, A414 and A602, and a station providing services to London Liverpool Street and Stratford. While these links enable a significant amount of out-commuting for workers, Ware also has a good employment base; most notably, with the district's largest single employer, GSK, being located in the town and through other employment sites of varying age and quality which offer a range of accommodation to businesses. It is considered important that the town's existing employment sites are retained in order to provide local jobs in sustainable locations for residents of Ware and its surrounding areas.
- 9.1.5** In respect of housing, outside of the immediate historic central area, the majority of the town's residential areas were largely erected during or after the Victorian period, with much development occurring towards the latter half of the 20th Century. In latter decades, the construction of new homes on greenfield sites has been balanced by the conversion of former maltings and other redundant industrial premises. While

this has been a particularly successful approach, it means that brownfield opportunities have largely been exhausted. Therefore, Green Belt release for any large scale residential development is necessitated.

- 9.1.6 In order to meet the need for additional housing in Ware and to provide a range of employment, retail, educational, community and other infrastructure, one site is therefore proposed to the north and east of the town. This development will ensure that Ware's infrastructure will be able to satisfactorily absorb the additional population and its requirements, whilst ensuring that the town's unique historic character and sense of place is maintained.
- 9.1.7 The main components of the development strategy for Ware are as follows:
- 9.1.8 **Housing:** additional homes will be provided, the majority to the North and East of Ware (WARE2), which will consist of a mix of dwelling types and sizes that will have been constructed in appropriate locations to ensure that Ware's population is able to access a balanced housing market catering for all life stages. The provision of affordable housing as part of any new residential or mixed use development scheme/s will allow emerging households to be able to remain living in Ware in accommodation suited to their needs. The site will also provide for the accommodation needs of Travelling Showpeople and make provision for self-build and/or custom-build opportunities.
- 9.1.9 **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. The Masterplan will accord with the provisions of Policy DES1 Masterplanning.
- 9.1.10 **Education:** the educational needs of the town will be achieved at primary level via the provision of one or more new schools commensurate with the level of development delivered to the North and East of Ware (WARE2), and, potentially, by the expansion of existing facilities. Secondary educational provision will be enhanced via the expansion of one or more of the existing schools in the Hertford and Ware Schools Planning Area and via the construction of a new school (which could potentially be an all-through facility) of at least six forms of entry to the North and East of the town. Hertford Regional College will continue to provide further educational opportunities for students from both Ware and wider locales.
- 9.1.11 **Community Facilities:** in addition to the continuation of existing facilities, new homes to the North and East of Ware (WARE2) will be supported by a range of community facilities which will be located around a neighbourhood centre.

- 9.1.12 Transport:** as part of development to the North and East of Ware (WARE2) bus services will be improved so that they support travel between residential areas and the town centre and its railway station. Pedestrian and cycle links, routes and facilities will be improved and extended. In addition to supporting improved sustainable travel, a new link road between the A10/A1170 junction and the Widbury Hill area will be constructed to minimise local trips, help relieve the town centre of extraneous traffic, and assist in alleviating congestion.
- 9.1.13 Waste Water and other Infrastructure:** as part of development to the North and East of Ware (WARE2), waste water will drain to Rye Meads Waste Water Treatment Works, and new waste water services will be created as part of the development to ensure that the efficiency of the network is maintained and there are no adverse effects on surrounding watercourses. A new sewer will also be required to serve this area of the town and link into the existing network to the east of Ware.
- 9.1.14 Retail and Employment:** as a Minor Town Centre, Ware's retail offer in the central core will be maintained and strengthened, as suitable opportunities arise, to serve both the town's residents and its hinterland settlements. As part of development to the North and East of the town (WARE2), the town centre's retail offer will be enhanced by the provision of additional retail facilities within a new neighbourhood centre as part of comprehensive development in that location. Such provision should be appropriate to support the local development without prejudicing the existing retail offer in the town centre.
- 9.1.15** Existing employment sites in Ware will be retained and, where appropriate, modernised. These will be supplemented via the creation of a new employment site of around 3ha as part of development to the North and East of Ware (WARE2), which should be located close to the new neighbourhood centre.
- 9.1.16 Leisure:** Ware's leisure facilities will be supplemented by the provision of additional indoor and outdoor sports facilities (which may be shared use) and other informal leisure provision as part of the development of the area to the North and East of Ware (WARE2). Green corridors will feature as part of this provision, which will also act to mitigate the environmental impact of development in this location.
- 9.1.17 Open Spaces:** open spaces will be provided as part of the development to the North and East of Ware (WARE2) which provide multi-functional drainage solutions in addition to space for recreation, creating connections to green infrastructure corridors, including the Ash and Lea Valleys. Formal open spaces will form part of the development and provision for playing pitches and play spaces. Areas of ecological importance will be protected and enhanced through appropriate buffer planting and an appropriate land management strategy.
- 9.1.18 Heritage:** important heritage assets, both within the existing town and in the vicinity of the allocation to the North and East of Ware (WARE2) will continue to be protected. Furthermore, such heritage assets will be respected as part of development proposals and, where appropriate, adequate mitigation employed, which will also

include maintaining open or landscaped areas where necessary. Land uses should contribute towards maintaining or enhancing existing buffers, and providing new green infrastructure, as appropriate.

- 9.1.19 Character:** Ware's unique market town character and the heritage qualities of the town's historic core will be maintained. In new developments a sense of place will be respected and allow for successful integration with existing assets of character in the area. Ware's green infrastructure, including its open spaces and river corridors, will be maintained and will continue to contribute to the town's unique character. Further green space provision will be made as part of development to the North and East of the town (WARE2). Where development involves river frontages, this will ensure the provision of an enhanced setting and, where possible, improve public access. The Lee Valley Regional Park will continue to provide a valuable resource to enhance the area.
- 9.1.20 Minerals:** for development to the North and East of Ware (WARE2), and to conform with the requirements of national policy and the Hertfordshire Minerals Local Plan which aim to prevent the unnecessary sterilisation of mineral resources, where underlying mineral deposits of sufficient depth and quality are identified, prior extraction will be required in advance of the commencement of development and, where possible, should be used locally in the construction phase. Detailed phasing and the approach to land remediation and subsequent development will be set out in the Masterplan.

9.2 Development in Ware

- 9.2.1** The main features of the policy approach to development in Ware are shown in Figure 9.1 below:

Figure 9.1: Key Diagram for Ware



9.2.2 Reflecting the District Plan Strategy, the following policies will apply to applications for new development in Ware:

Policy WARE1 Development in Ware

I. Ware will accommodate:

- (a) at least 1,000 homes to the North and East of Ware, as set out in Policy WARE2; and
- (b) a proportion of the overall windfall allowance for the District.

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.

III. 3ha of B1 employment floorspace will be delivered to the North and East of Ware, as set out in Policy WARE2.

Development Sites in Ware's Urban Area

9.2.3 It is expected that a proportion of the overall windfall allowance for the District will be accommodated in Ware. These sites will be determined on an individual basis, taking into account the policies of the Plan.

9.2.4 For the allocated site, the following policies will apply in addition to general policies in the Plan:

North and East of Ware

9.2.5 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 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 dwellings, should satisfactory mitigation to identified highway constraints in both the local, and wider strategic, road networks prove achievable and deliverable.

9.2.6 Development at this scale would require new access and highways infrastructure including the provision of a link road between the A10/A1170 junction and the Widbury Hill area, along with other hard and soft measures, to both mitigate traffic generation and help alleviate town centre congestion issues. The necessary strategic infrastructure would be determined through the evolution of a deliverable site wide Masterplan.

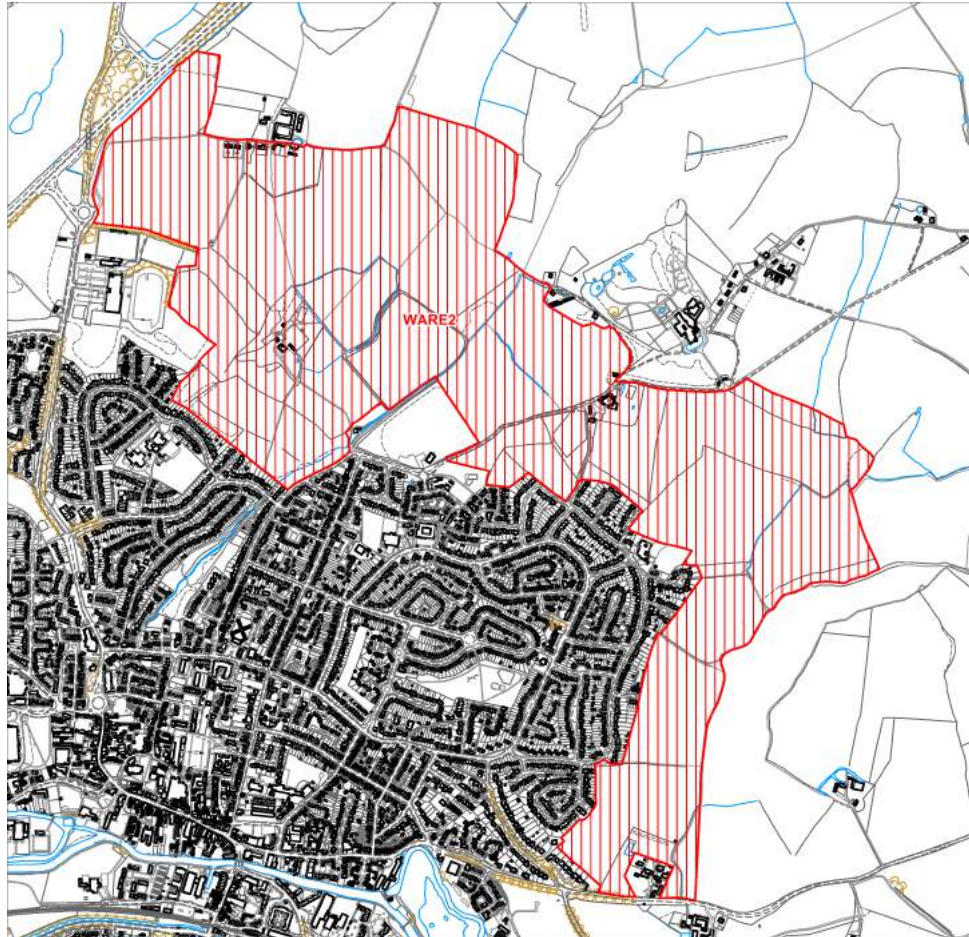
9.2.7 It is anticipated that development could commence on site during 2022-27 period which would continue through the remaining plan period and beyond.

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Figure 9.2 Site Location: North and East of Ware

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Policy WARE2 Land North and East of Ware

I. Land to the North and East of Ware is allocated as a mixed-use development site, to accommodate at least 1,000 new homes by 2033.

II. 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.

III. 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.

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.

V. The development is expected to address the following provisions and issues:

- (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) a care home/flexi-care or sheltered properties in accordance with the provisions of Policy HOU6 (Specialist Housing for Older and Vulnerable People);
- (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;
- (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;
- (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);
- (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;
- (i) satisfactory water supply, including acceptable water pressure for occupants;
- (j) sustainable drainage and provision for flood mitigation;

(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;

(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);

(m) land for up to three forms of entry primary school/s provision (including early years provision). The schools should provide for the dual use of facilities for community purposes;

(n) land for up to eight forms of entry secondary school provision. The school should provide for the dual use of facilities for community purposes;

(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) 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;

(q) indoor and outdoor sports facilities (which may be shared use) to include, inter alia, junior football and mini soccer pitches;

(r) a variety of public open spaces across the site, including the provision of play areas, allotments, and opportunities for outdoor health and fitness activities, as well as space for wildlife;

(s) consideration of need for cemetery provision;

(t) landscaping and planting, both within the site and peripheral, which responds to the existing landscape and complements development, as appropriate, and a defined and recognisable boundary to the Green Belt;

(u) the delivery of all other necessary on-site and appropriate off-site infrastructure in accordance with Policy DEL1 (Infrastructure and Service Delivery);

(v) other policy provisions of the District Plan and relevant matters, as appropriate.

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 allocation as a whole.

9.3 Employment in Ware

- 9.3.1** The location of Ware in relation to accessing the major road network means that it is an attractive place for businesses to locate. Ware is home to the District's largest private employer, GlaxoSmithKline, and other varying sized enterprises within its employment areas.
- 9.3.2** In order to continue to provide opportunities for businesses to serve the town and nearby settlements in the surrounding area, the strategy will be to protect and enhance the existing employment areas in Ware.

Policy WARE3 Employment in Ware

I. In accordance with Policy ED1 (Employment), the following locations are designated as Employment Areas:

- (a) Broadmeads;
- (b) Crane Mead;
- (c) Ermine Point/Gentlemen's Field*;
- (d) Marsh Lane;
- (e) Park Road/Harris's Lane;
- (f) Star Street.

II. Development to the North and East of Ware will further deliver a new employment site of around 3ha in conjunction with provision of residential and other uses. The precise location of the new Employment Area will be brought forward through the masterplanning process, as set out in Policy WARE2.

*N.B. This site lies within the Green Belt outside the main settlement boundaries.

9.4 Retail in Ware

- 9.4.1** Classed as a Minor Town Centre, Ware caters for a mixture of shopping and other service needs, both for its own residents and those of surrounding settlements. While it has a low preponderance of national multiple A1 retailers (Tesco, Boots and Peacocks) and therefore lacks the draw that these stores bring (ASDA lies outside of the town centre boundary), Ware is supported by the high quality of its independent stores, weekly market, and also on its higher than average food and drink offer.
- 9.4.2** Ware also benefits from local parades and individual shops within some of its residential areas, which provide valuable facilities for local people and passing trade in addition to the retail offer in the town centre.
- 9.4.3** There is considered to be limited opportunity for expanding the retail offer in Ware other than via the provision of local shopping facilities within the proposed development to the North and East of Ware allocation. It is vital that such facilities should be of a local nature with enough provision to ensure a sustainable community, without diverting trade from the town centre, where the retail offer will continue to be safeguarded.

9.5 Leisure and Community Facilities in Ware

- 9.5.1** Whilst Ware is located within a rural setting, public access to the countryside resource that surrounds the settlement, including the Ash, Lee and Rib Rivers, could be improved, as well as provision of space for children and young people. The provision of additional space for children and young people should be created to support both existing and new communities in the town. Proposals for the development of the WARE2 policy area should assist to some degree in this respect, through increased public access to the countryside and green space provision in the locality.
- 9.5.2** The improvement of river corridors in terms of both habitat and physical links connecting settlements, especially between Hertford and Ware and the wider countryside will be supported.
- 9.5.3** In respect of formal indoor and outdoor sport provision, any under provision of junior football and mini-soccer pitches identified in the Hertford and Ware area should also be addressed. Development proposals will therefore be considered in accordance with Policy CFLR1 (Open Space, Sport and Recreation) and contributions will be sought towards on-site or off-site provision, as appropriate. For development to the North and East of Ware, provision will be considered through the Masterplanning process and could involve shared-use facilities.
- 9.5.4** The Lee Valley Regional Park penetrates the town providing a valuable leisure resource and any proposals within its boundaries should accord with Policy CFLR5 (The Lee Valley Regional Park).

- 9.5.5** As any new residential development in Ware will result in an increased demand for local services and community facilities, including, for instance, healthcare and education, development proposals should therefore contribute to the enhancement of existing provision. This will ensure that both new and existing residents in the town are able to access community facilities and vital services within Ware, thereby reducing the need to travel to other 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).

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Chapter 10

Villages



Chapter 10 . Villages

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Chapter 10 Villages

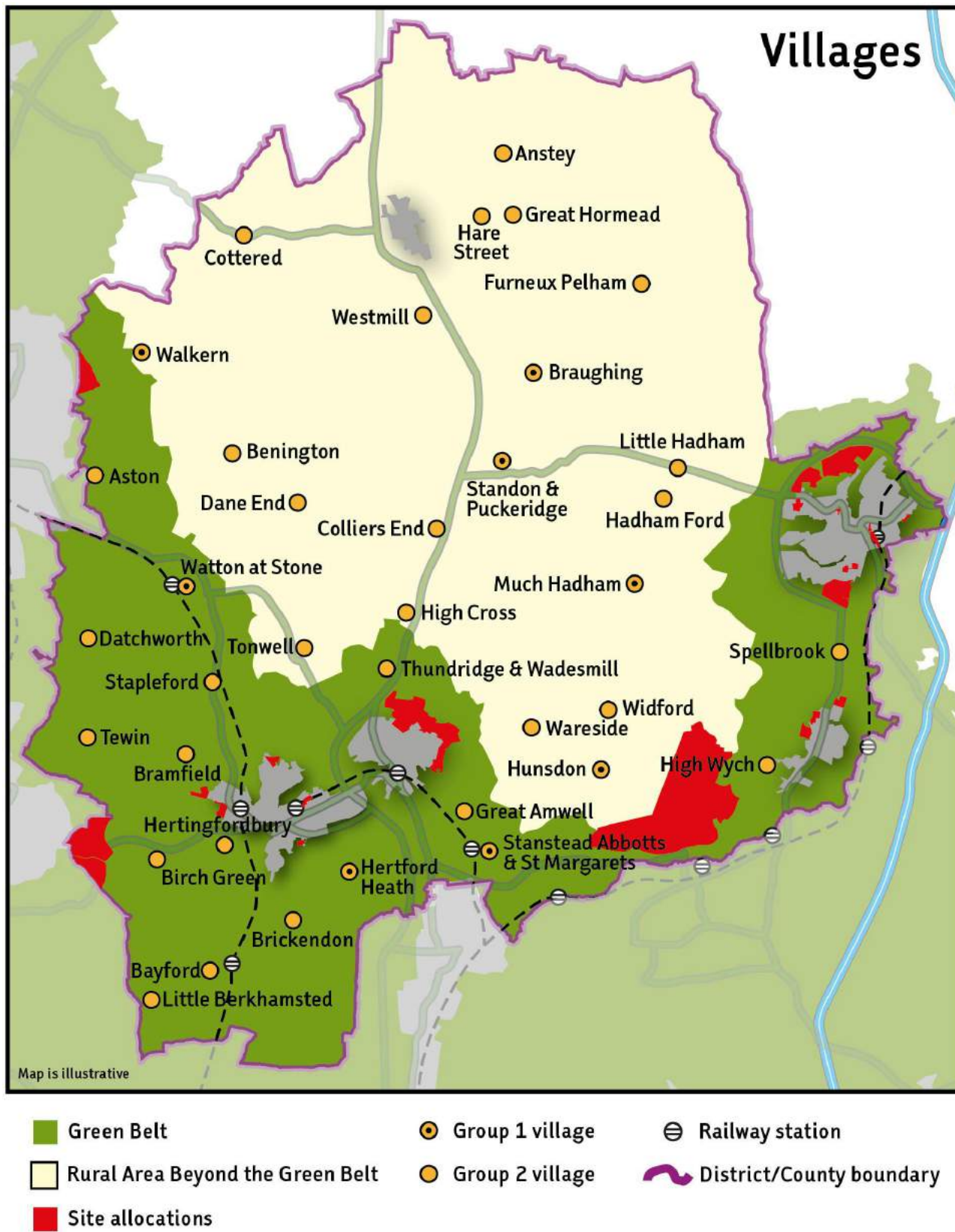
10.1 Introduction

- 10.1.1** East Herts is a rural district, characterised by a dispersed settlement pattern of market towns, and over a hundred villages and hamlets reflecting thousands of years of human activity in the area. This has resulted in a valuable heritage in terms of the built environment, with 37 villages benefitting from designated Conservation Areas which befit their unique historic character.
- 10.1.2** Whilst villages originally grew as farming settlements, changes in agricultural practice have meant that there are fewer jobs on the land and many villages have become dormitory or commuter villages that house residents who work and socialise elsewhere.
- 10.1.3** Historically, the planning system has viewed villages in the context of the wider countryside and as such, has applied a general policy of restraint that seeks to protect the countryside (and therefore villages) from development.
- 10.1.4** This policy of restraint, whilst preserving the setting of the villages in open countryside by limiting their growth has resulted in housing affordability in the villages becoming particularly acute, with many younger residents unable to afford a home in the village that they grew up in. In addition, many villages have seen a decline in local services and facilities in recent years and the retention of the remaining services and facilities is crucial to maintaining a thriving rural community. Rural housing is considered to be essential to ensure viable use of local facilities.
- 10.1.5** Therefore, the development strategy for the villages seeks to balance the need to ensure vital and viable rural communities, with the desire to conserve the countryside. The Plan classifies villages into three groups, through a village hierarchy, reflecting their relative sustainability. This is an important element of the strategy, helping to direct housing development of an appropriate scale to the most sustainable locations.
- 10.1.6** Villages have been classified following an assessment of:
- the range of services and facilities that are present in each village;
 - the village's accessibility to higher order settlements; and
 - the level of public transport provision available.

Further information regarding the village classification process can be found in The Final Village Hierarchy Study, August 2016. This can be viewed at: www.eastherts.gov.uk/evidencebase

- 10.1.7** Figure 10.1 below illustrates the key diagram for villages:

Figure 10.1: Key Diagram for the Villages



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10.2 Neighbourhood Plans

- 10.2.1** 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.
- 10.2.2** 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.
- 10.2.3** 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 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.

10.3 Development in the Villages

- 10.3.1** In accordance with Policy DPS3 (Housing Supply 2011-2033) Group 1 Villages will together accommodate at least 500 new homes, between 2017-2033.
- 10.3.2** Group 1 Villages are the most sustainable villages in the District. In these villages development for housing, employment, leisure, recreation and community facilities will be permitted. Growth in these areas will help to sustain existing shops, services and facilities, deliver affordable housing, provide local job opportunities and deliver community benefits.
- 10.3.3** Having regard to the need to promote sustainable patterns of development, and to ensure delivery of the overall housing requirement for the villages, Group 1 Villages 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.

Table 10.1 10% growth in new homes at Group 1 Villages based on 2011 Census figures

Village Name	Number of Households	10% growth 2017-2033
Braughing	347	35
Hertford Heath	836	84
Hunsdon	367	37
Much Hadham	535	54
Standon & Puckeridge	1,456	146
Stanstead Abbots & St Margarets	938	94
Walkern	551	55
Watton-at-Stone	917	92

Note: the figures shown are based on 2011 Census figures interpreted by Hertfordshire County Council.

- 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.
- 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.
- 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 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.

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- 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).

Policy VILL1 Group 1 Villages

I. The following villages are identified as Group 1 Villages:

Group 1 Villages			
Braughing	Hunsdon	Standon & Puckeridge	Walkern
Hertford Heath	Much Hadham	Stanstead Abbots & St Margarets	Watton-at-Stone

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 (VII) below and all other relevant policies in this Plan. These villages 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.

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 (VII) below and all other relevant policies in this Plan. These villages will be encouraged to consider whether it is appropriate, 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. 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.

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.

V. 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.

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.

VII. All development should:

- (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.

10.3.8 Group 2 Villages are generally smaller villages where limited infill development, together with small-scale employment, leisure, recreation and community facilities will be permitted. This development should take place within the village development boundary as defined on the Policies Map.

10.3.9 As with Group 1 Villages, Parish Councils may consider that the most appropriate way to plan for their community's needs is by preparing a Neighbourhood Plan. Therefore, in addition to limited infill development, small-scale development identified in an adopted Neighbourhood Plan will be permitted. In villages located in the Rural Area Beyond the Green Belt, this may include development on the periphery of the main built up area of the village.

10.3.10 No specific housing target has been identified for Group 2 villages. Where housing development does take place, this will contribute towards the Council's windfall allowance.

Policy VILL2 Group 2 Villages

I. The following villages are identified as Group 2 Villages:

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Group 2 Villages

Anstey	Brickendon	Great Amwell	High Wych	Thundridge & Wadesmill
Aston	Colliers End	Great Hornead	Little Berkhamsted	Tonwell
Bayford	Cottered	Hadham Ford	Little Hadham	Wareside
Benington	Dane End	Hare Street	Spellbrook	Westmill
Birch Green	Datchworth	Hertingfordbury	Stapleford	Widford
Bramfield	Furneux Pelham	High Cross	Tewin	

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 (V) below and all other relevant policies in this Plan.

III. In addition, small-scale development identified in an adopted Neighbourhood Plan will be permitted.

IV. 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.

V. All development should:

- (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.

- 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.

Policy VILL3 Group 3 Villages

- I. Those villages/settlements not identified as either Group 1 or Group 2 Villages are identified as Group 3 Villages.
- II. Within Group 3 Villages, limited infill development identified in an adopted Neighbourhood Plan will be permitted.
- III. All development should:
 - (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.

10.4 Village Development Boundaries

- 10.4.1** Village development boundaries have been defined for all Group 1 and Group 2 Villages, both within and beyond the Green Belt, and are shown on the Policies Map. These have generally been drawn quite tightly around the main built up area of villages. Development within the village development boundaries of Group 1 and 2 Villages is acceptable in principle.

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10.4.2 It is anticipated however, that through Neighbourhood Plans, village development boundaries in Group 1 Villages 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 located in the Rural Area Beyond the Green Belt may also be amended through the formulation of a Neighbourhood Plan to identify sites to accommodate small-scale development proposals. 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.

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. 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.

10.5 Employment in the Villages

10.5.1 The District Council provides support for rural businesses and the rural economy through its planning policies and through implementation of its Economic Development Vision and Action Plan. Employment areas within the rural area have a key role to play in providing accessible and affordable employment and business opportunities. The Local Plan Second Review 2007 designated several Employment Areas in the villages, all of which have been retained.

10.5.2 In addition, the following two sites have been designated as Employment Areas reflecting the market demand for these premises:

1. Leaside Works, Stanstead Abbots
2. Riverside Works, Amwell End, Stanstead St. Margarets

Policy VILL4 Village Employment Areas

In accordance with Policy ED1 (Employment) the following locations are designated as Employment Areas:

- (a) Silkmead Industrial Estate, Hare Street;
- (b) Oakley Horseboxes, High Cross;
- (c) Langley House, Station Road, Standon;
- (d) Standon Business Park, Standon;

- (e) Leaside Works, Stanstead Abbotts;
- (f) Riverside Works, Amwell End, Stanstead St. Margarets;
- (g) The Maltings, Stanstead Abbotts;
- (h) Warrenwood Industrial Estate, Stapleford;
- (i) Thundridge Business Park, Thundridge.

10.5.3 Sensitive small scale employment development can help sustain the rural economy and achieve a wider range of local employment opportunities. It can enhance the vitality of villages and reduce the need to travel. Proposals must however be in scale with the location. This means that larger proposals are more likely to be considered favourable in Group 1 Villages, whilst only very small scale proposals are likely to be acceptable in Group 2 Villages.

10.5.4 The District Council also recognises that in order to ensure the continued viability of existing rural businesses there may be a need for premises to expand. Applications for small-scale extensions or alterations to premises, which provide an important source of local employment and cannot be relocated without damage to the local economy or community, will therefore be viewed sympathetically.

10.5.5 New employment development in the villages will be considered in accordance with Policies GBR1, GBR2, ED2, VILL1 and VILL2.

10.6 Retail, Leisure and Community Facilities in the Villages

10.6.1 Village shops, post offices and pubs play a vital role in rural areas helping to maintain villages as viable communities. They are often a focus of community life, providing a wide range of services. The District Council wishes to support the continued provision of these facilities recognising in particular that they are of value to less mobile members of society and those without access to a car.

10.6.2 Planning applications that result in the loss of village shops, post offices and pubs will not be permitted unless the Council is satisfied that every effort has been made to retain them in accordance with Policy CFLR8 (Loss of Community Facilities).

10.6.3 Small-scale extensions/alterations to existing village shops, post offices and pubs may be permitted in Group 1, 2 and 3 Villages in accordance with Policy CFLR7 (Community Facilities), where the use is considered essential to the vitality and viability of the village and is of a scale and use appropriate to the size and location of the village.

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Chapter 11

The Gilston Area



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Chapter 11 The Gilston Area

11.1 Introduction

- 11.1.1** The Gilston Area is located to the north of the Stort Valley, in close proximity to the New Town of Harlow. It is characterised by an area of undulating countryside with a number of features including small streams, woods, hedgerows, and the historically important Gilston Park. A number of small settlements are located adjacent to the Gilston Area, including the villages of Hunsdon, Eastwick and Gilston.
- 11.1.2** Development in this location provides a unique opportunity to deliver a strategic sized sustainable development that will provide for a significant proportion of the District's housing needs, both within this Plan period and beyond. As such, the Gilston Area is allocated for a total of 10,000 new homes, with approximately 3,000 homes to be delivered in the Plan period, along with a significant amount of supporting infrastructure including roads and sustainable transport provision, schools, health centres and public open space. Providing a significant amount of development beyond 2033 will help to ensure that Green Belt boundaries will not need to be reviewed again in this location, and will also reduce pressure to provide development in and around existing settlements in the next Plan period.
- 11.1.3** Given its proximity to Harlow and its railway stations, residents of the Gilston Area will have access to substantial employment opportunities both within the town itself, and further afield. As well as providing benefits to East Herts, the development will support the regeneration of Harlow by helping to draw investment to the town and enhance its economic performance.
- 11.1.4** A Concept Framework is being jointly prepared by the landowners, the Council and the local community, which identifies design principles, potential land uses, infrastructure requirements and phasing, and will be used as a benchmark in reviewing proposals for development.

11.2 Harlow and Gilston Garden Town

- 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.
- 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.

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.

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.

11.3 Development in the Gilston Area

11.3.1 The main components of the development strategy for the Gilston Area are as follows:

11.3.2 Housing: development in this location will provide a mixture of house sizes and tenures across seven distinct villages, including affordable housing and homes for older people. The site will also provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople and make provision for self-build and/or custom build opportunities.

11.3.3 Education: the site will deliver land for twenty forms of entry for both primary and secondary education in order to fully cater for the needs arising from the development. Early Years Education will also be provided for.

11.3.4 Transport: a wide range of small and large scale interventions including sustainable transport measures, will be required to ensure that development in the wider Harlow area, including the Gilston Area, is able to proceed without causing unacceptable congestion in Harlow and the surrounding towns and villages, as well as the wider strategic transport network. These interventions include a new Junction 7a on the M11, upgrades to Junctions 7 & 8, a second River Stort crossing, widening of the existing crossing, and upgrades to the Amwell Roundabout. Sustainable transport measures will also be required including new bus services, connecting to Harlow and the wider area, as well as provision for walking and cycling.

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 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.

11.3.6 Employment: the development will provide local employment, including small scale office space. 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. Residents will

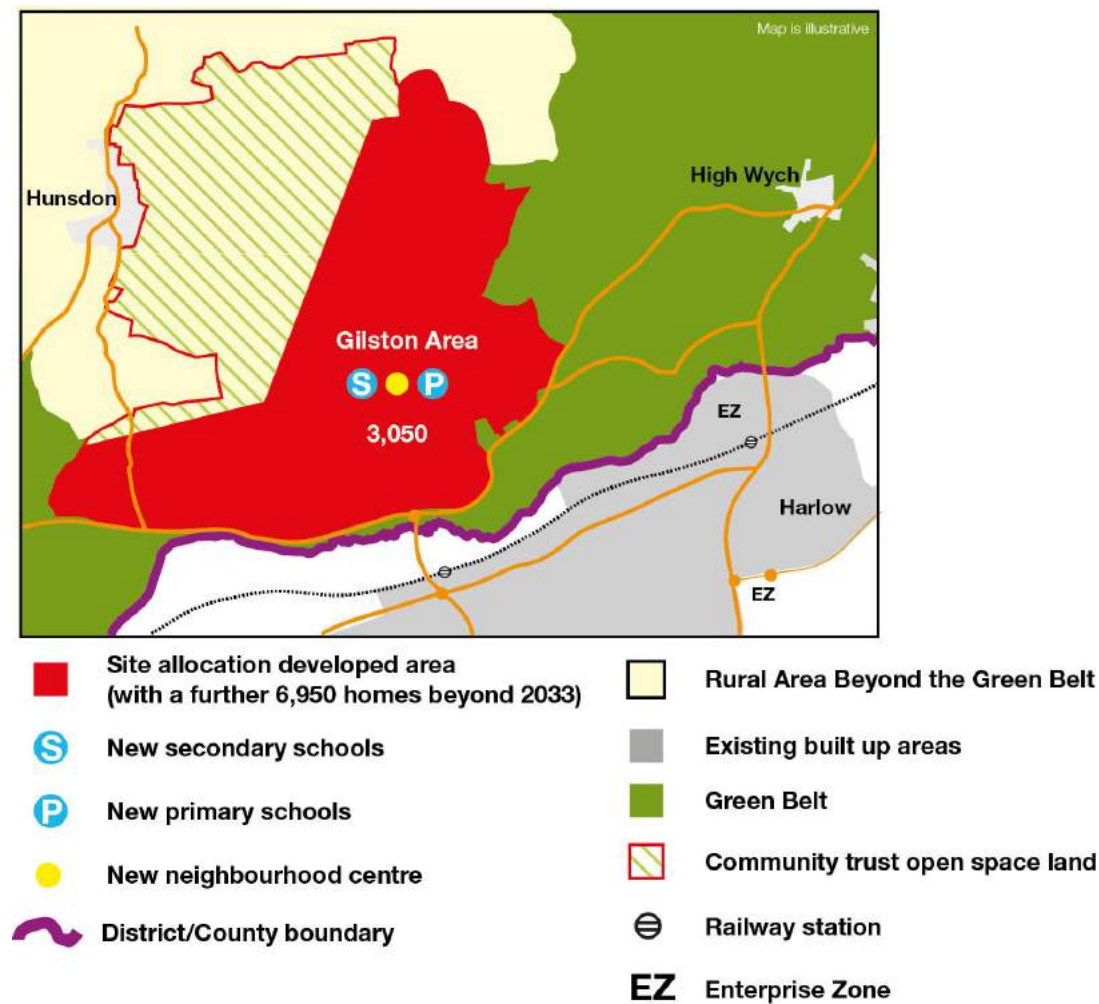
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also be able to access more substantial employment opportunities within Harlow, including the Enterprise Zone. The proximity of the site to Harlow Town station will also enable sustainable access to employment opportunities further afield, including Stansted Airport, Cambridge, Bishop's Stortford and London.

- 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 as part of wider managed parklands including continuing farming will be provided. 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, and woodland areas to the north of the site will be enhanced by planting and management schemes.
- 11.3.8 Character:** The development will be of high quality design, with careful consideration given to layout, architecture, building heights and materials. It will also be sensitively integrated visually in the wider context of the surrounding landscape. Landscape buffers will be provided in order to maintain the distinct identities of Eastwick and Gilston villages within the context of the overall development.
- 11.3.9 Heritage:** The site contains a number of heritage assets, including listed buildings and Scheduled Monuments. 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). Gilston Park (the designed landscape), a locally important historic asset, is also located within the Gilston Area. Development will be designed to respect this asset.
- 11.3.10 Ecology and Environment:** The development will retain and protect important hedgerows, Local Wildlife sites 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 having regard to the objectives of the River Stort Catchment Management Plan.
- 11.3.11** The main features of the policy approach to development in the Gilston Area are shown on Figure 11.1 below:

Figure 11.1: Key Diagram for the Gilston Area

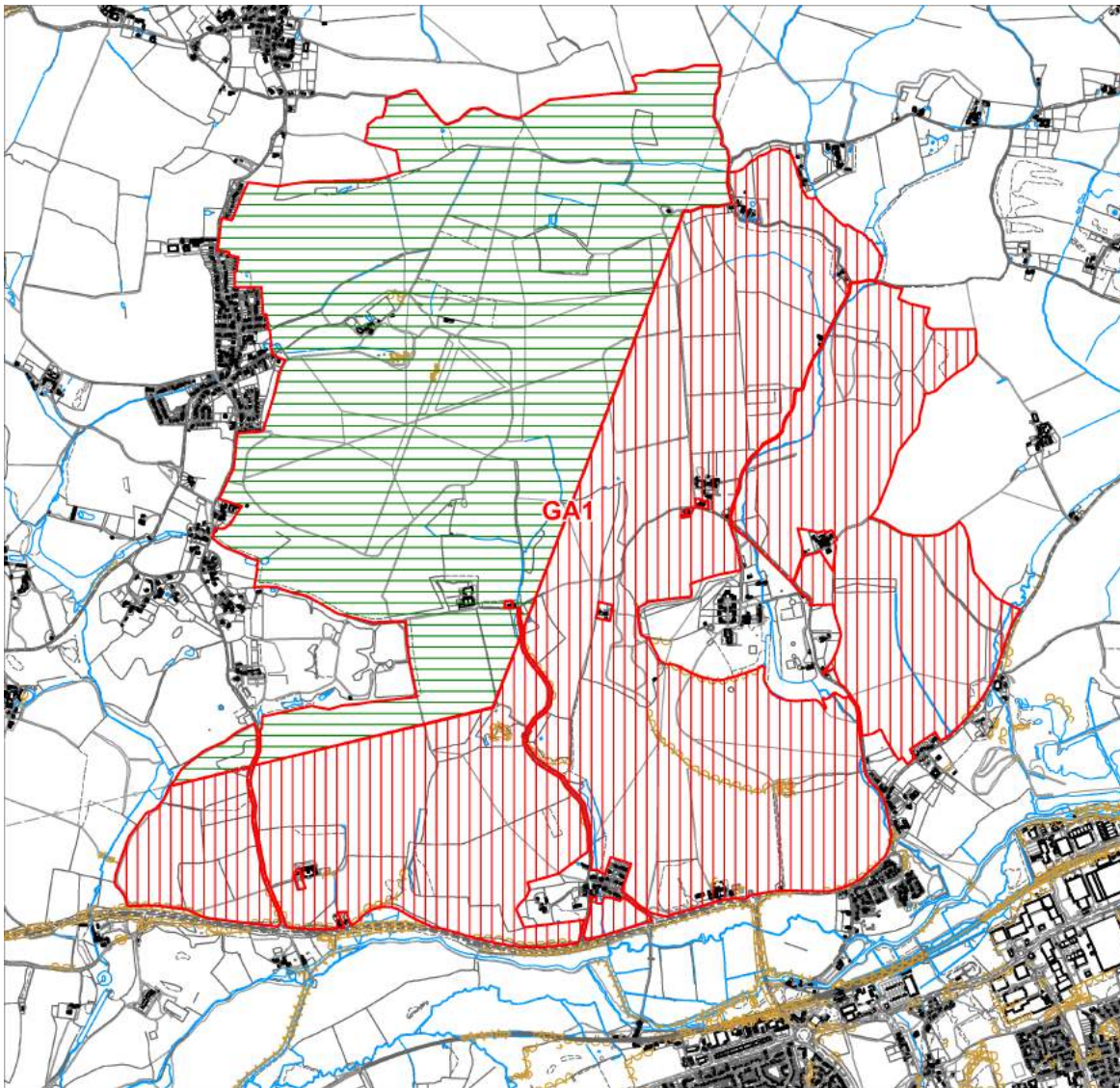


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Figure 11.2 Site Location Plan: The Gilston Area

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Policy GA1 The Gilston Area

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 at least 3,000 homes will be delivered by 2033.

II. A Concept Framework is being jointly prepared by the landowners, the Council and the local community. The Concept Framework identifies design principles, potential land uses, infrastructure requirements and phasing, and will be used as a benchmark in reviewing proposals for development. Prior to the submission of any planning

application(s) further design work through the pre-application engagement process will be required in order to agree, among other things, the quantum and distribution of land uses, access and layout principles.

III. The Gilston Area will provide for 10,000 homes across distinct villages, each based on Garden City principles respecting the following:

- strong vision, leadership and community engagement;
- land value capture to deliver the social and physical infrastructure for the benefit of the community;
- long-term community ownership of land and stewardship of assets;
- mixed-tenure homes and housing types including those that are genuinely affordable;
- a wide range of local jobs within easy commuting distance of homes;
- 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;
- 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;
- strong cultural, recreational and shopping facilities in walkable, vibrant, sociable communities; and
- 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.

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.

V. The development is expected to address the following provisions and issues:

- (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);

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(d) Self-Build and Custom Build Housing in accordance with Policy HOU8 (Self-Build and Custom Build Housing);

(e) the provision of a serviced site for Gypsy and Travellers, in accordance with Policy HOU9 (Gypsies and Travellers and Travelling Showpeople) which should deliver 15 pitches for longer term needs beyond the Plan period;

(f) the 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);

(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. This will include the protection of Local Wildlife Sites and other assets of environmental value;

(h) the provision of significant managed 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 stewardship and governance for the benefit of the community;

(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;

(j) access arrangements and local highways measures and commensurate financial contributions to addressing impacts on the wider strategic highways network, including the provision of additional crossings to the River Stort;

(k) 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;

(l) sustainable transport measures which encourage walking, cycling and the use of public transport including:

- 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 the urban area of Harlow; and;
- the setting of objectives and targets for the use of sustainable transport modes.

(m) consideration of the potential of the site to facilitate the delivery of a re-located Princess Alexandra Hospital;

(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;

(o) the protection and enhancement of heritage assets and their settings, both on-site and in the wider area through appropriate mitigation measures, 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 zones; protection of key views; and, better management and interpretation of assets, where appropriate;

(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;

(q) employment area/s (of around 5ha), within visible and accessible location/s, which provides appropriate opportunities to promote self-containment and sustainability;

(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;

(s) indoor and outdoor sports facilities (which may be shared use) taking into account the Council's evidence on sports and open space needs;

(t) consideration of need for cemetery provision;

(u) landscaping and planting, both within the site and peripheral, which responds to the existing landscape and complements development, as appropriate, and a defined recognisable boundary to the Green Belt;

(v) assisting the delivery of all other necessary on-site and appropriate off-site infrastructure;

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(w) necessary new utilities, including integrated communications infrastructure to facilitate home working;

(x) satisfactory water supply, including acceptable water pressure for occupants;

(y) sustainable drainage and provision for flood mitigation;

(z) other policy provisions of the District Plan and relevant matters, as appropriate.

VI. Any application for development will include an indicative phasing plan for the delivery of infrastructure and utilities across the villages.

VII. The delivery of the Gilston Area will include a mechanism for:

- securing the long term stewardship, protection and maintenance of the parkland, open spaces, play areas and community assets;
- managing the construction process to address potential impacts on existing and future communities;
- 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.

VIII. Proposals for the Gilston Area should complement, and have regard to, ongoing work in relation to the Harlow and Gilston Garden Town.

11.4 The River Stort Crossings

11.4.1 The greater Harlow area is forecast to experience significant housing and employment growth during the plan period. The A414 corridor is already under pressure. Potential improvements are being explored along the wider corridor, and a new junction on the M11 is being promoted by Essex County Council (Junction 7a). In order to provide capacity to meet the wider needs of the existing residents and businesses, and future growth, the connectivity over the River Stort needs to be improved. Schemes have previously been designed for improvements to the existing A414 crossing at Eastwick.

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 as it provides relief to junctions along the western end of the A414 Edinburgh Way in Harlow, and 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.

- 11.4.3** In accordance with the NPPF the Council considers it appropriate for the crossings to be located across Green Belt land. The Council, Harlow Council, Hertfordshire County Council and Essex County Council are exploring the land ownership associated with delivering additional transport capacity and, if necessary, are able to use CPO powers to bring forward works needed to support the growth and regeneration of the area.
- 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 to the urban area of Harlow.

Policy GA2 The River Stort Crossings

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:

- 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).

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.



Chapter 11 . The Gilston Area





Chapter 12

East of Stevenage



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Chapter 12 East of Stevenage

12.1 Introduction

- 12.1.1** Stevenage is a Mark I New Town designated in 1946 as part of the Abercrombie plan for the establishment of settlements around London. The town has grown in several stages, shaped originally around six distinct neighbourhoods, each with a neighbourhood centre and local schools. The town is bordered to the west by the A1(M), which facilitated the growth of an extensive employment corridor at Gunnel Wood. As such, Stevenage is home to many large corporations and a wide variety of small to medium sized employers, making the town a key destination and employment centre.
- 12.1.2** A site of approximately 37 hectares of land to the east of Gresley Way, Stevenage is therefore allocated for development in the East Herts District Plan, to deliver at least 600 homes within the first six years of the Plan period. The site will be referred to as Gresley Park.
- 12.1.3** As the development abuts the edge of Stevenage, the site will need to be planned in collaboration with Stevenage Borough Council. However, as the site is wholly within the administrative boundary of East Herts District, East Herts Council is the relevant Local Planning Authority. Nonetheless, the Council will work with Stevenage Borough Council, Hertfordshire County Council (in its capacity as education and highways authority), landowners and other key stakeholders to produce a masterplan for Gresley Park.

12.2 Development East of Stevenage

- 12.2.1** The main components of the development strategy for land to the east of Stevenage at Gresley Park are as follows:
- 12.2.2 Housing:** Stevenage is home to many large employers and is a key employment destination for residents in East Herts. As such, housing to the east of Stevenage is well located in relation to the services and employment in the town and would contribute towards meeting the East Herts District housing needs. The site will provide a new neighbourhood comprising a mixture of house sizes and tenure, including affordable homes, a care home and homes for older people. Stevenage Borough Council's regeneration ambitions would be supported by dwellings which are attractive to workers who would otherwise look outside the town for their housing needs. The site will also provide for the accommodation needs of Travelling Showpeople and make provision for self-build and/or custom-build opportunities.
- 12.2.3 Education:** the site will provide a two form entry primary school with Early Years Education facilities. This will meet the educational needs arising from the development as well as providing additional capacity to address wider needs. Secondary education will be provided within the wider Stevenage Education Planning Area, towards which the development will contribute financially.

- 12.2.4 Transport:** the site is well located for access in to Stevenage and beyond via Gresley Way and the A602. The site is also well located in terms of connecting to existing bus services to the town centre and station. A route running through the site for bus uses will ensure that all residents are within easy walking distance of bus stops. The establishment of a bus route through the site at the start of occupation will encourage use of the network. Cycle and foot links will be provided to connect with the existing network in Stevenage and to the wider countryside.
- 12.2.5** Mitigation will be required on the highway network, including improvements to the Gresley Way/A602 junction and other local roads as necessary. The development will need to ensure that existing Bridleways (Aston 004 and Aston 021) are maintained and new routes are provided to connect the site to Stevenage to the west and to the wider countryside to the east.
- 12.2.6 Other Infrastructure:** waste water will drain to Rye Meads, and new waste water services will be created as part of the development to ensure that the efficiency of the network is maintained and there are no adverse effects on surrounding watercourses. Sustainable drainage features will also be required on the site. In addition, a serviced area of land will be required to accommodate a site for Travelling Showpeople. If required, a healthcare facility can be provided within the neighbourhood centre.
- 12.2.7 Employment and Retail:** The site is well located in terms of access to the Pin Green Industrial Estate to the east of the town and Gunnels Wood to the west via the A602. Gresley Way is well connected to the town centre via Martins Way. There will also be employment and retail opportunities within the neighbourhood centre, school and care home provided as part of the development.
- 12.2.8 Character and design:** The site is well screened from the wider landscape by the surrounding woodland belts and a ridgeline to the east of the site will shield the site from within and opposite the Beane Valley. The site's gentle undulations and existing tree belts and hedgerows will help to define the character of areas within the site. Further planting to define open spaces and outer boundaries would be incorporated into the development.
- 12.2.9** 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. The Masterplan will set out a hierarchy of roads differentiating between the central tree-lined avenue, secondary streets and estate roads. The 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

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range of journeys to be made by foot and cycle providing opportunities for health and leisure activities. The Masterplan will accord with the provisions of Policy DES1 (Masterplanning).

12.2.10 The main features of the policy approach to development East of Stevenage are shown in Figure 12.1 below.

Figure 12.1: Key Diagram for East of Stevenage

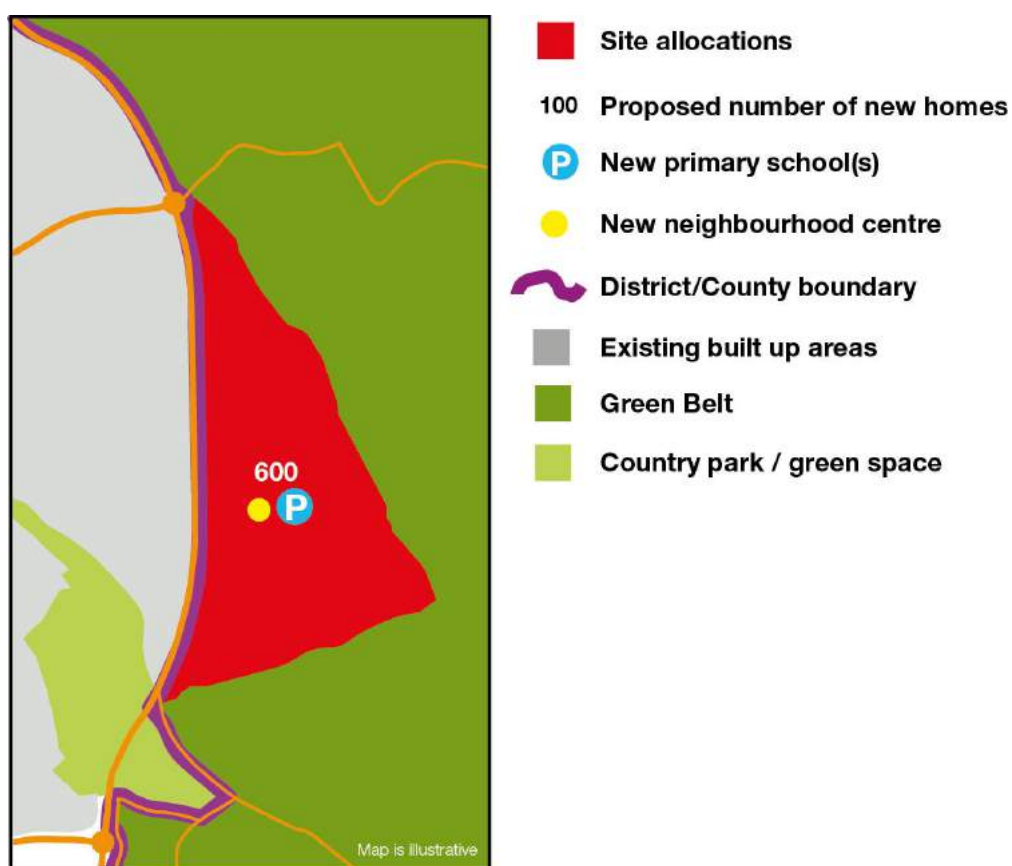
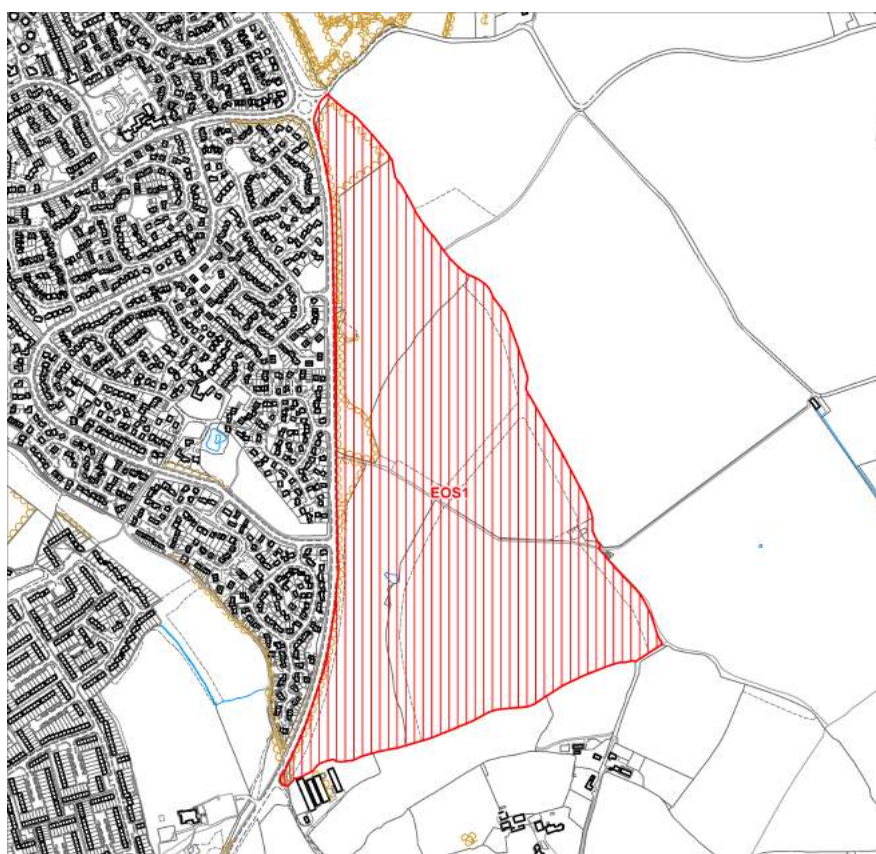


Figure 12.2 Site Location: East of Stevenage

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Policy EOS1 Land East of Stevenage

I. Land at Gresley Park is allocated for development to accommodate around 600 new homes by 2023.

II. 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, Stevenage Borough Council, parish councils and key stakeholders. This document will further be informed by public participation in the process.

III. The development is expected to address the following provisions and issues:

- (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);

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(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 and financial contribution towards secondary education within the Stevenage Education Planning Area;

(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, taking account of the Stevenage Mobility Strategy;

(i) sustainable transport measures which encourage walking and cycling through the site, including:

- the provision of cycleways and footways that provide links into Stevenage including existing cycle networks 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;
- enhancement of existing bridleways and footpaths connecting the site to the Beane Valley to the east of the site;
- 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; retains and enhances, where required, the existing hedgerows within and around the site, punctuating where access into the site is required; 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.

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.

12.2.11 Figure 12.3 is an illustrative strategy diagram which will be used as a basis for masterplanning and will also help inform decisions on planning applications.

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Figure 12.3: Strategy Diagram for East of Stevenage

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Chapter 13

East of Welwyn Garden City



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Chapter 13 East of Welwyn Garden City

13.1 Introduction

- 13.1.1** Welwyn Garden City which immediately adjoins East Herts to the west of the district is the Country's second Garden City and therefore has a long history as an innovative and distinctive town. The town's location within the A1(M) corridor means it is highly accessible and as such is home to regionally important employment areas and national headquarters of large businesses. The town and the borough is a key workplace and retail destination for East Herts residents. This results in strong economic and housing market links between Welwyn Hatfield and East Herts.
- 13.1.2** Land to the East of Welwyn Garden City was assessed through the Plan-making process and was identified as a Broad Location for Development. This meant that the principle of development in this location was reserved subject to further detailed assessments which would be considered through the production of a Development Plan Document.
- 13.1.3** Since the Preferred Options consultation, East Herts and Welwyn Hatfield Council Officers have undertaken technical assessments to assess the feasibility and suitability of development in this location. This is documented in the Settlement Appraisal.
- 13.1.4** Consequently, land to the East of Welwyn Garden City at Birchall Garden Suburb is allocated for development in both the East Herts District Plan, and the Welwyn Hatfield Local Plan to accommodate 2,550 new homes over the Plan period. 1,350 homes will be in East Herts and 1,200 homes will be in Welwyn Hatfield Borough.
- 13.1.5** As the development straddles the boundary between the two authorities the site will be planned in a comprehensive and co-ordinated manner. East Herts Council, Welwyn Hatfield Council and Hertfordshire County Council (in its capacity as minerals and waste planning, education and highways authority) will work together with landowners and other key stakeholders to produce a masterplan for Birchall Garden Suburb, which can be adopted as a Supplementary Planning Document to provide a clear basis upon which future planning applications will be considered. The masterplan will set out the detailed phasing of delivery across the site, but development will commence within the first five years of the Plan period.

13.2 Development East of Welwyn Garden City

- 13.2.1** The main components of the development strategy for land to the East of Welwyn Garden City at Birchall Garden Suburb subject to masterplanning are expected to focus on the following:
- 13.2.2 Housing and Community Facilities:** The development will comprise a mix of tenures, including affordable and aspirational homes as well as specialist residential provision for older people (such as retirement bungalows and apartments, flexi-care and residential care homes). In addition, a site will also be provided for Gypsies

and Travellers. Development within the East Herts part of the site to the north of Birchall Lane will be a more compact urban form, while land to the south of Birchall Lane is likely to take the form of connected villages in order to fit well within the landscape.

- 13.2.3** The new homes will be supported by a range of community facilities located around two neighbourhood centres (one in East Herts and one in Welwyn Hatfield). The larger neighbourhood centre will be located to the north of Birchall Lane where access can be achieved from the main road. A smaller local centre will be located to the south of the site where it can be co-located with the primary school, thus creating a natural centre to the development.
- 13.2.4 Education:** Land for a two-form entry primary school with early years provision, will be located within the Welwyn Hatfield part of the site, while land for a three-form entry primary school, with early years provision, will be provided on the East Herts part of the site, along with land for the provision of an eight-form entry secondary school.
- 13.2.5 Character and Design:** Welwyn Garden City is well known for its Garden City design principles and this will provide a strong framework for the development, which will be secured through the use of design codes and a collaboratively prepared masterplan. This will ensure the highest quality design and layout and a comprehensive and unified approach to the whole development, albeit reflecting different character areas across the site. Connections will be enhanced between the development site to the environmental assets such as Panshanger Park and the River Lea and Mimram corridors.
- 13.2.6 Heritage:** Important heritage assets within and in the vicinity of the site will be protected through adequate mitigation which will include the provision of landscaped buffers, and maintaining open or landscaped areas where necessary. Land uses which can contribute towards maintaining these buffers will be located where required, such as locating the all through-school or public open space or sports pitches to the eastern edge of the site where the built form can provide a clear boundary, with the visually less intrusive features of the playing fields contributing to the softer edge of the development as well as a buffer between the development and heritage asset of Panshanger Park.
- 13.2.7 Open Spaces:** Open spaces will be provided which provide multi-functional drainage solutions as well as space for recreation, creating connections to green infrastructure corridors including the Mimram and Lea Valleys. Formal open spaces will be provided through the creation of a large common/informal parkland utilising the former landfill part of the site within Welwyn Hatfield. The site will also make provision for playing pitches and play spaces as well as community orchards and allotments. Areas of ecological importance will be protected and enhanced through appropriate buffer planting and an appropriate land management strategy.

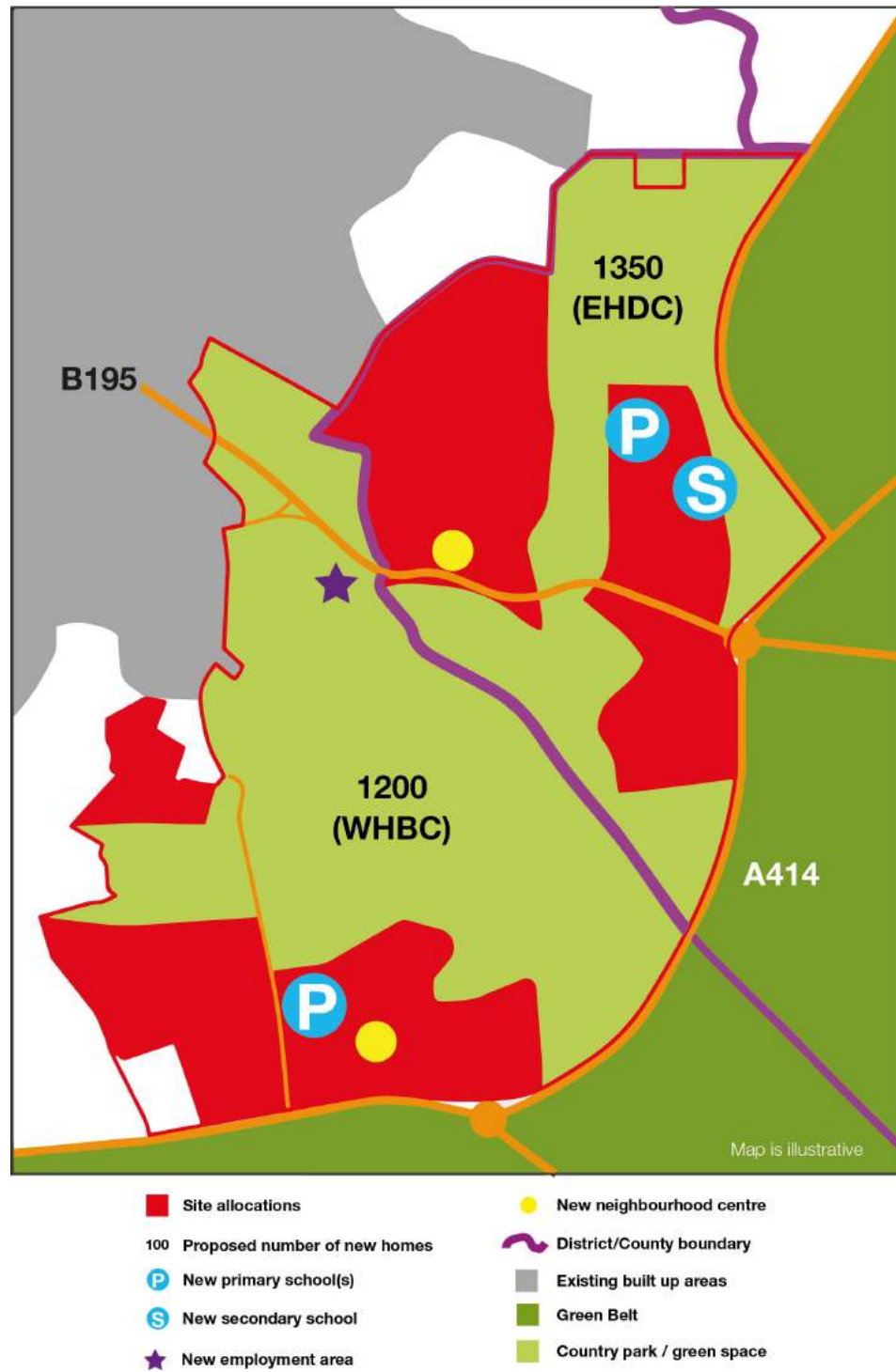
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- 13.2.8 Green Belt:** The site is largely screened from the wider landscape by the surrounding areas of woodland, which along with the surrounding roads help to define the structure of the area. Panshanger Lane to the east of the site provides a clear Green Belt boundary, beyond which is an area of high quality landscape around the Mimram Valley and the Grade II Registered Panshanger Park. To the south-east, the A414 makes a clear Green Belt boundary and will be screened by the creation of new landscape features.
- 13.2.9 Transport:** An important aspect of the development will be its connectivity within the site and to the existing town. Walking and cycling and bus connectivity will be prioritised over car users to encourage a shift towards more sustainable means of transport. Existing Rights of Way will be enhanced, improving links within the site and to the countryside beyond. The development will make improvements to National Cycle Route 61 (a disused railway line known as the Cole Green Way), and will create new cycle networks providing connections within and around the site for leisure and commuter cycling trips to and from the development.
- 13.2.10** Existing bus routes will be extended into the site creating bus connectivity to Welwyn Garden City town centre and train station. Local education, health and retail opportunities will serve to make the development sustainable, reducing the need for travel as well as providing local job opportunities. This will have multiple benefits including contributing to the health and wellbeing of residents. The site is well located for access in to Welwyn Garden City off the A414 and B195. Mitigation will be required on the A414 junctions and improvements will be necessary to the B195, Birchall Lane.
- 13.2.11 Employment:** New employment land has recently been granted permission by Welwyn Hatfield Council at the Holdings, Birchall Lane. The masterplan will seek to increase this employment land to the site currently occupied by BP Mitchell. Birchall Lane is a key route in to Welwyn Garden City from the east; therefore employment space will be highly visible and will contribute towards the creation of a new employment corridor. The area is well located for easy access to Hatfield Business Park and the employment opportunities within Welwyn Garden City and Hertford. There will also be employment opportunities within the two neighbourhood centres provided as part of the development and within the schools.
- 13.2.12 Waste Water Infrastructure:** Waste water will drain to Rye Meads Waste Water Treatment Works, and new waste water services will be created as part of the development to ensure that the efficiency of the network is maintained and there are no adverse effects on surrounding watercourses.
- 13.2.13 Minerals:** It is important to prevent the unnecessary sterilisation of mineral resources (which is a requirement of national policy and the Hertfordshire Minerals Local Plan). As there are underlying mineral deposits which will need to be extracted prior to the commencement of development, and if possible should be used locally in the construction phase. Detailed phasing and the approach to land remediation and subsequent development will be set out in the masterplan.

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Figure 13.1: Key Diagram for East of Welwyn Garden City

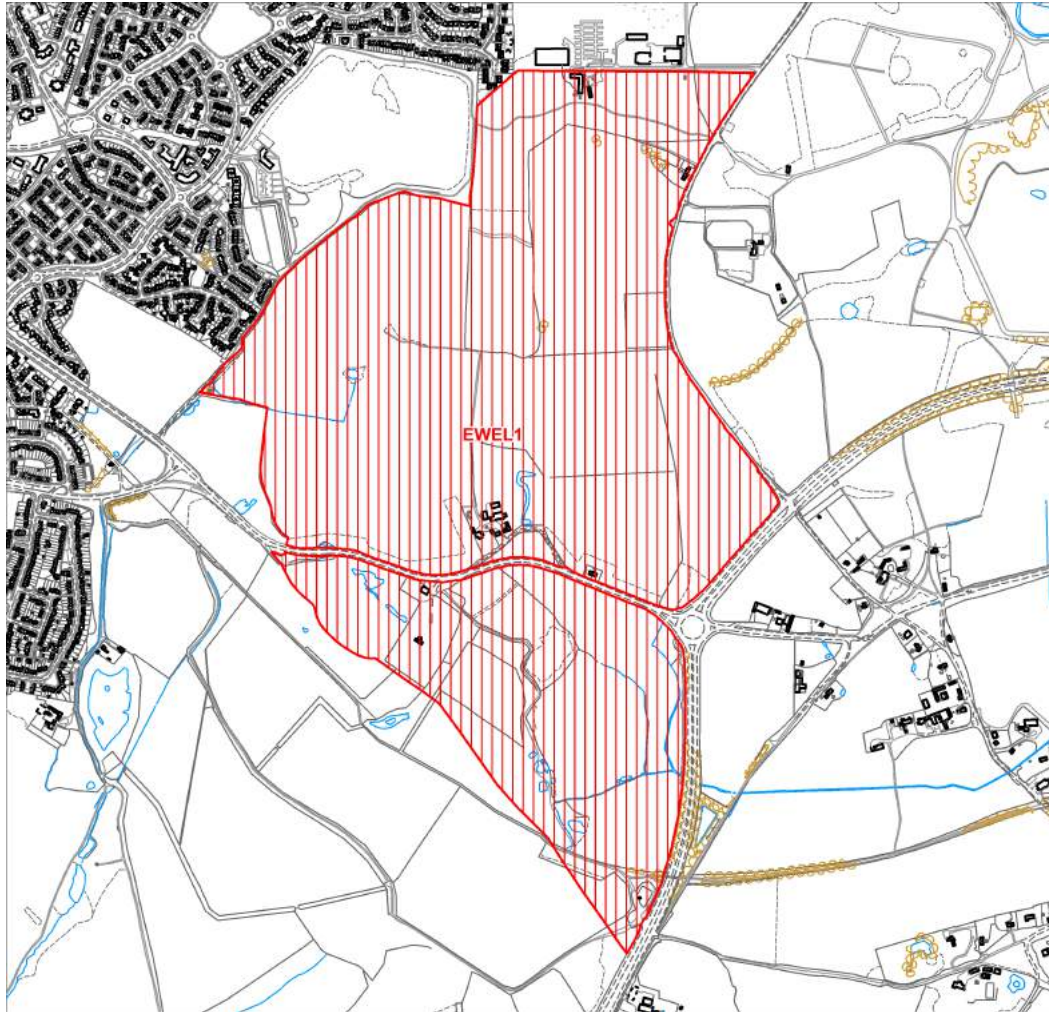


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Figure 13.2 Site Location: East of Welwyn Garden City

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Policy EWEL1 Land East of Welwyn Garden City

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 1,350 in East Herts District.

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.

III. A joint masterplan setting out the quantum and distribution of land uses, key views to protect heritage assets, 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 13.3 below, will inform the Supplementary Planning Document which will provide further guidance on site specific matters. 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. Any application for development should be preceded by, and be consistent with, the Masterplan.

IV. The site will be planned comprehensively to create a new sustainable community incorporating Garden City principles. 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.

V. The developer must demonstrate the extent of the mineral 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.

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.

VII. In accordance with the relevant Local/District Plan policies the site will provide for:

- (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 serviced site for Gypsies and Travellers, which should deliver a total of 15 pitches (4 pitches for East Herts' and 11 pitches for Welwyn Hatfield's needs) to contribute towards the needs of both authorities, the location of which should be determined through the Masterplanning process, taking into account the latest Accommodation Needs evidence of both authorities;
- (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 of a size and scale to meet the day-to-day retail needs of new residents;

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(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 Hertfordshire Waste Site Allocations Document) subject to there being no adverse impact on neighbouring residential amenity;

(e) community facilities, including healthcare (in the East Herts part of the development) and leisure facilities;

(f) education facilities, including land for a two form entry primary school with Early Years Provision in Welwyn Hatfield and land in East Herts for a primary school of up to three forms of entry with Early Years Provision and a secondary school of up to eight forms of entry. All schools should provide for the dual use of facilities for community purposes;

(g) sustainable transport measures 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;

(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);

(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:

- 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.

(j) conservation and, where appropriate, 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, 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.

(k) 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.

(l) 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 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;

(m) Necessary utilities, including integrated communications infrastructure to facilitate home-working; and

(n) Sustainable drainage and provision for flood mitigation.

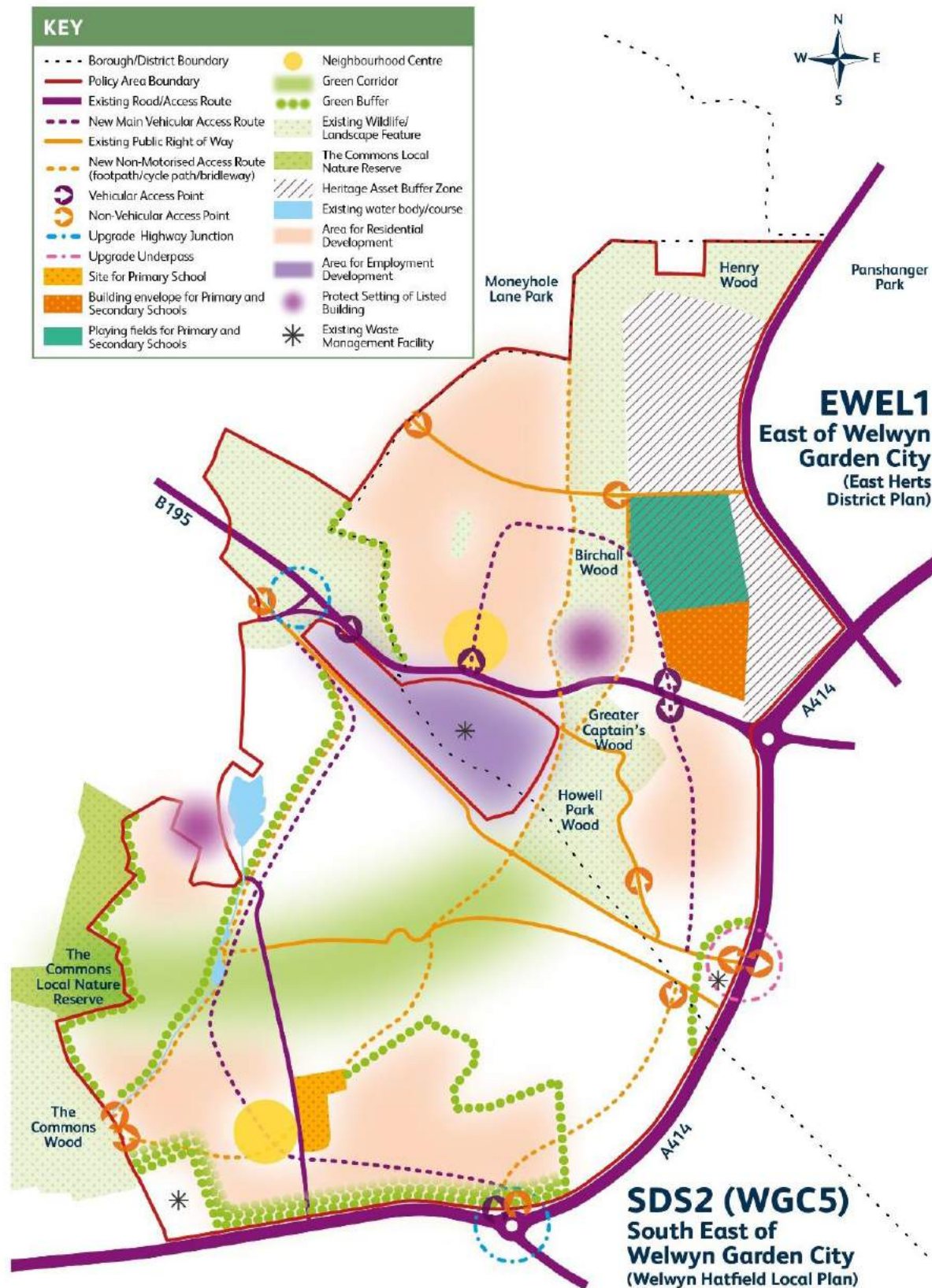
VIII. In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the masterplan, and will not prejudice the implementation of the site as a whole.

13.2.14 Figure 13.3 is an illustrative strategy diagram which will be used as a basis for masterplanning and will also help inform decisions on planning applications.

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Figure 13.3 Strategy Diagram- Land East of Welwyn Garden City





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Housing



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14 Housing

14.1 Introduction

14.1.1 A key objective of the District Plan seeks to ensure that new housing is accessible to, and meets the needs and aspirations of, the District's communities. The Council also recognises that everyone should be given the opportunity to access a decent home, which they can afford and is in a community where they want to live. The Plan can contribute to achieving these objectives by planning for a sufficient quantity, quality and type of housing in the right locations, taking account of need and demand and seeking to improve choice.

14.1.2 This chapter sets out the Council's approach to addressing the need for different types of housing within the District up to 2033. It includes policies relating to the type, mix and density of new housing, affordable housing, and Gypsies, Travellers and Travelling Showpeople housing requirements.

14.2 Type and Mix of Housing

14.2.1 The National Planning Policy Framework (NPPF) states that local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. Local planning authorities should plan for a mix of housing, based on current and demographic trends, market trends and the needs of different groups in the community. It goes on to say that local planning authorities should identify the size, type, tenure and range of housing that is required in different locations.

14.2.2 Developers are encouraged to discuss with the Council the appropriate mix of house size, type and tenure within any new housing development at an early stage in the pre-application process. Requirements will be informed by the following, along with any additional up-to-date evidence:

- The latest West Essex and East Hertfordshire Strategic Housing Market Assessment (SHMA);
- The latest East Herts Housing and Health Strategy;
- Local demographic context and trends;
- Local housing need and demand;
- Site issues and design considerations.

The latest West Essex and East Hertfordshire Strategic Housing Market Assessment can be viewed and downloaded from the Council's Website at: www.eastherts.gov.uk/evidencebase

The latest Housing and Health Strategy can be viewed and downloaded from the Council's Website at: www.eastherts.gov.uk/housing

- 14.2.3** Another key issue for East Herts is its ageing population. ONS population forecasts show that there will be 87.5% more older people (65+) by 2037. The largest increase within the 65+ group are those aged over 85, a 189.6% increase, which potentially means a significant increase in the need for support services and housing with support. It is therefore important that the District Plan takes a positive approach to planning ahead for the housing issues that will arise from the ageing population.

Policy HOU1 Type and Mix of Housing

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 Market Assessment and any additional up-to-date evidence, 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.

II. Affordable Housing should be provided in accordance with Policy HOU3 (Affordable Housing).

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).

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).

V. Self-Build Housing in accordance with Policy HOU8 (Self-Build and Custom Build Housing)

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).

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14.3 Housing Density

- 14.3.1** Housing density is a measure of the amount of land used for development and is usually expressed as dwellings per hectare (dph). Higher densities allow land to be used more efficiently (i.e. less land is required for development) and are considered to be more sustainable. However, since higher density development is usually associated with flats and taller buildings, the impact of increasing densities on character must be considered.
- 14.3.2** The NPPF allows local planning authorities to set their own approach to housing density. The density of housing varies across the District, and between different sites. Factors affecting density include on-site constraints, the type of development proposed and the level of transport accessibility. Higher densities may be appropriate in and around town centre locations where services are supported, public transport is likely to be better and urban form is dense. Lower densities may be appropriate in established suburban areas, in villages, in areas with an open character or on the edge of settlements.
- 14.3.3** The Council will expect all housing schemes to propose densities which are sensitive to the character of the local area, and take account of on-site constraints and the availability of sustainable transport options. At the same time, applicants should also have regard to making efficient use of land, as this can help to reduce the amount of building on greenfield sites. Major schemes should include a range of housing density areas, to ensure varied character and appearance.
- 14.3.4** The density standards used in Policy HOU2 refer to average net density. This is a normal way of expressing residential density and includes those areas which will be developed for housing and directly associated uses such as access roads within the site, private garden space, car parking, incidental open space and landscaping, and children's play areas.

Policy HOU2 Housing Density

I. Housing development should make efficient use of land. Proposals are required to demonstrate how the density of new development has been informed by the character of the local area and contributes to:

- (a) The design objectives set out in Policy DES4 (Design of Development);
- (b) Improving the mix of house types in accordance with Policy HOU1 (Type and Mix of Housing); and
- (c) Providing adequate levels of public open space in accordance with Policy CFLR1 (Open Space, Sport and Recreation); and

(d) Retaining existing site features, including mature trees, shrubs, hedgerows and amenity areas, and make provision for new green infrastructure in accordance with Policy NE4 (Green Infrastructure).

II. Subject to the above, densities will vary according to the relative accessibility and character of locations. Higher net densities will be favourably considered on central sites in or near town centres and where the character of the surroundings allows.

III. Medium net densities will normally be appropriate for sites that are in more peripheral locations within and on the edge of these settlements.

IV. In villages and for some other locations lower net densities may be more appropriate to respond to local character and context.

14.4 Affordability and the Housing Market

14.4.1 The location of East Herts on the periphery of London means that the affordability of housing is a key issue across the District.

14.4.2 Affordable housing is housing provided at a cost below current market rates to eligible households, whose needs are not adequately served by the commercial housing market. For planning purposes, affordable housing has a specific definition as set by the NPPF and is currently defined as social rented, affordable rented and intermediate housing. However, the Housing and Planning Act 2016 inserts a new affordable housing definition into the Town and Country Planning Act 1990, which will, once enacted through secondary legislation, amend the definition of affordable housing to include starter homes.

14.4.3 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 period 2016-2033:

Table 14.1 Affordable Housing Need

	Affordable Housing Need (Households)
Unmet need for affordable housing in 2016	
Total unmet need for affordable housing	1,698
Supply of housing vacated	494
Current affordable housing need	1,204

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	Affordable Housing Need (Households)
Future need for affordable housing 2011-2033	2,481
Total need for affordable housing 2011-2033	3,685
Average annual need for affordable housing	217
% of overall housing need	32%

14.4.4 In order to deliver the identified need, Policy HOU3 requires the following:

- (a) up to 35% affordable housing on sites proposing 11 to 14 gross additional dwellings;
- (b) up to 40% affordable housing on sites proposing 15 or more gross additional dwellings, or 0.5 hectares or more in size.

14.4.5 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 32% in recognition of the fact that not all developments will contribute to the provision of affordable housing.

14.4.6 The percentage of affordable housing provision that the Council will expect to secure from development schemes has been informed by development viability assessments. The aim is to maximise affordable housing provision and the viability assessments demonstrate that the targets of 35% and 40% as required in Policy HOU3, are viable for most developments in most locations across the District, and can be realistically achieved without constraining the overall delivery of housing.

The Delivery Study can be viewed and downloaded at:

www.eastherts.gov.uk/evidencebase

14.4.7 Table 14.2 sets out the housing mix requirements in terms of property type (house or flat), size and affordable housing tenure.

Table 14.2 Affordable Housing Mix

Affordable Rent		Number
Flat	1 bedroom	660

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Affordable Rent		Number
	2+ bedrooms	360
House	2 bedrooms	930
	3 bedrooms	970
	4+ bedrooms	250
Subtotal		3,170
% of affordable housing		84%
Intermediate Affordable Housing		Number
Flat	1 bedroom	80
	2+ bedrooms	70
House	2 bedrooms	180
	3 bedrooms	240
	4+ bedrooms	40
Subtotal		610
% of affordable housing		16%

14.4.8 The Council secures the majority of affordable housing that is built in the District by requiring developers to provide affordable dwellings as part of open market housing developments (through Section 106 Agreements). Affordable housing is also delivered by Registered Providers (i.e. housing associations) on sites owned and/or developed by them, and on 'exception sites' as set out in Policy HOU4 below.

14.4.9 Effective affordable housing provision is not just about quantity; of equal importance is ensuring the right type of provision. The latest SHMA identifies the greatest need for affordable housing is from those requiring housing from the affordable rent tenure. However, the Housing and Planning Act 2016 has introduced the requirement for local authorities to promote the supply of starter homes. The Act sets out a definition of starter homes and signals the Government's intention to require a set proportion of starter homes to be delivered on qualifying sites, the level of which will be confirmed by secondary legislation.

14.4.10 The Government's 'Starter Homes Technical Regulations' consultation indicates the intention for starter homes to apply to sites proposing 10 dwellings or more (or over 0.5ha in size) and for a minimum level of provision of 20% to apply. The consultation also suggests that in cases where an adopted affordable housing policy

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seeks a requirement for affordable housing in excess of 20%, only in circumstances where the 20% starter homes requirement is firstly met can any remaining proportion of other affordable housing tenures be sought.

- 14.4.11** Policy HOU3, therefore, has to have regard to the provision of starter homes. As such, the policy sets out that 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 tenure mix will be negotiated by the Council on a site by site basis, having regard to the affordable housing products defined within the National Planning Policy Framework. However, due to the continuing demonstrable need for affordable rented housing, as evidenced in the SHMA, the Council will seek to maximise provision of this tenure to ensure that the needs of those in most need of affordable housing are met.
- 14.4.12** The requirement for affordable housing extends to all types of residential development, including specialist accommodation, such as sheltered or 'extra care' housing for older people. Where such schemes provide accommodation that is self-contained and fall within the Use Class C3 (Dwelling Houses), affordable housing will be expected in accordance with Policy HOU3. Proposals which fall within the Use Class C2 (Residential Institutions), such as residential care and nursing homes, and do not provide self-contained accommodation or support independent living, will not be expected to contribute to the provision of affordable housing.
- 14.4.13** The Council recognises that in some cases there may be abnormal development costs which need to be considered. Applicants seeking to justify a lower proportion of affordable housing will be required to demonstrate why it is not economically viable to provide such housing in accordance with Policy HOU3.
- 14.4.14** Where the affordable housing policy would result in the requirement relating to part of a dwelling, the calculation will be rounded upwards for 0.5+ and downwards for less than 0.5. Where development involves the demolition of existing properties the amount of affordable housing will be calculated on the gross number of new dwellings to be provided.
- 14.4.15** In general affordable housing should be provided on the application site. Off-site provision or financial contributions in lieu will only be accepted in exceptional circumstances where agreed with the District Council. Applicants proposing off-site provision or financial contributions in lieu will be expected to provide justification as part of a planning application.
- 14.4.16** Wherever possible, the affordable houses should be integrated within the scheme through 'pepper-potting' rather than concentrated in a particular area unless site specific considerations dictate otherwise. This does not necessarily mean that every second or third property should be affordable; rather the affordable housing should be distributed across the entire site in clusters appropriate to the size and scale of the development, as this ensures the best prospect of securing mixed, inclusive communities. The design and appearance of affordable housing should be indistinguishable from market units.

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- 14.4.17** Further guidance on the Council's approach to affordable housing and the implementation of this policy will be provided in an updated 'Affordable Housing' Supplementary Planning Document.

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The Affordable Housing and Lifetime Homes' (2008, or as amended) Supplementary Planning Document can be viewed and downloaded at:

www.eastherts.gov.uk/spd

Policy HOU3 Affordable Housing

I. Affordable housing provision will be expected on all development sites that propose development that falls within Class C3 (Dwelling Houses) as follows:

- (a) up to 35% on sites proposing 10 or fewer gross additional dwellings, where the dwellings would have a combined gross floor space greater than 1,000 square metres;
- (b) up to 35% on sites proposing 11 to 14 gross additional dwellings;
- (c) up to 40% on sites proposing 15 or more gross additional dwellings.

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 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.

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.

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.

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.

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.

14.5 Special Residential Uses

14.5.1 Applications for planning permission are sometimes received by the Council for a number of special residential uses, such as caravans, mobile homes, houseboats, and other residential institutions. All of these uses will be considered as though they were for a normal residential building and the policies relating to residential development will apply.

14.6 Rural Exception Sites

14.6.1 An exception site is one that would not usually secure planning permission for housing, for example agricultural land next to, but not within, a local settlement area.

14.6.2 It is important that rural exception affordable housing schemes are needs led, the starting point being that a need for affordable housing exists in the parish, rather than the availability of a particular site. Proposed developments must be based on sound evidence of affordable housing need and must fulfil the criteria as stated in the policy below.

14.6.3 The ability of the proposed scheme to meet identified local affordable housing needs must be clearly demonstrated to the satisfaction of the Council. This will be assessed using the Council's Housing Register and other available up-to-date housing needs assessments. It should also be demonstrated that the proposal is financially viable and deliverable.

14.6.4 While the whole of a rural exception scheme is normally expected to deliver 100% affordable housing, a small number of market homes may be permitted at the Council's discretion, where a viability assessment demonstrates that a cross subsidy is necessary to make the scheme viable. Any market housing provided will be expected to meet identified local housing needs.

14.6.5 Given that housing permitted through this policy is an exception to normal countryside policies, it is important that it remains 'affordable' in perpetuity. Only tenures which can be guaranteed to remain affordable in the long term will be permitted in such schemes.

14.6.6 Rural exception sites are not required to provide starter homes and the Council will not accept starter homes as part of the affordable housing provision on site. Consideration will however be given to the inclusion of starter homes as part of the market housing share allowed by the policy where necessary to ensure the viability of the scheme.

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- 14.6.7** Localism will have an increasingly important influence on the shape of smaller rural settlements and the balance of rural housing stock. Parish Councils will be encouraged to identify sites in Neighbourhood Plans suitable for community-led affordable housing, including rural exception affordable housing sites which meet the criteria set out in the policy below.

Policy HOU4 Rural Exception Affordable Housing Sites

I. Proposals for rural exception affordable housing schemes, on sites that would not normally be acceptable for general housing development, may be permitted, subject to the following criteria:

- (a) The exception site is adjacent to an existing built-up area boundary, or is well related to existing residential development and amenities located in, or adjacent to, a clearly identifiable village or settlement;
- (b) The proposed development will contribute towards meeting an identified need for affordable housing within the parish; and
- (c) The proposed development would be appropriate to the settlement and area in which it is proposed to be located in terms of scale, form and character.

II. The Council will base its assessment of identified housing need on the Housing Register and other available up-to-date housing needs assessments.

III. A small number of market homes may be permitted, at the Council's discretion, where a viability assessment demonstrates that a cross subsidy is necessary to make the scheme viable. Any market housing provided will be expected to meet identified local needs.

IV. Where permission is granted this will be subject to planning obligations and will include safeguards that the scheme provides for the identified local affordable housing need and will continue to do so in perpetuity.

14.7 Dwellings for Rural Workers

- 14.7.1** The accommodation needs of rural workers employed full-time in agriculture, forestry and other rural business can usually be met in existing properties either on the site or in nearby settlements. Occasionally it is essential for a worker to be in close proximity to the business and there is no suitable accommodation available nearby, for example, where animal or agricultural processes require essential care at short notice. These special circumstances may justify the construction of new dwellings in the countryside to meet these needs providing the financial and functional criteria in Policy HOU5 below are satisfied. Genuine essential need, rather than business convenience, must be justified.

- 14.7.2** Applications will be assessed taking account of the history of the enterprise, in order to establish whether existing dwellings within the site/holding or nearby could fulfil the need, or whether any dwellings or buildings suitable for conversion have been sold on the open housing market. Such a sale is likely to constitute lack of evidence of essential need.
- 14.7.3** New permanent dwellings can only be justified if the enterprise to which they relate is economically viable. For this reason, details of the financial situation of the business will be required.
- 14.7.4** Where planning permission is granted for a new dwelling on this basis, suitable occupancy conditions will be imposed. Proposals to remove an occupancy condition will only be considered on the basis of whether the need remains for the accommodation for other rural workers. This will involve marketing the property for a period of at least 12 months at a realistic price to reflect the occupancy condition. As part of this approach applicants will also need to demonstrate that the building cannot contribute to meeting local affordable housing needs in the area.

Policy HOU5 Dwellings for Rural Workers

I. The Council will only permit permanent dwellings for agriculture, forestry and other rural businesses where:

- (a) It can be demonstrated that the dwelling is essential to the needs of the business (i.e. there is a need for one or more workers to be available at most times);
- (b) It can be demonstrated that the enterprise has been established for at least three years and is, and should remain financially viable;
- (c) There is no other accommodation within the site/holding or in the locality which is currently suitable and available, or could be made available.

II. The proposed dwelling must be sensitively designed and in keeping with its rural surroundings.

III. Where a new dwelling is permitted, the occupancy will be restricted by condition to ensure that it is occupied by a person or persons currently employed, or last employed, in agriculture, forestry or other rural business, or a widow or widower of such a person, and to any residents dependants.

IV. Applications for the removal of an occupancy condition related to rural workers will only be permitted in exceptional circumstances where it can be demonstrated that:

- (a) There is no longer a need for the accommodation for agricultural, forestry or other rural workers on the holding/business and in the local area;
- (b) The dwelling has been marketed for a reasonable period (at least 12 months) and at a price which reflects the existence of the occupancy condition;

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(c) The dwelling cannot make a contribution towards meeting local affordable housing needs in the area.

14.8 Housing for Older and Vulnerable People

- 14.8.1** National policy requires local authorities to meet the specific accommodation needs of older and vulnerable people. It is important that the Council, working with partners such as the County Council, Registered Providers, health care agencies, and developers, seeks to plan for increasing housing choices in terms of specialist accommodation for older and vulnerable people. Offering attractive alternative housing choices for older people and vulnerable groups will assist in freeing-up family sized homes that are currently under-occupied.
- 14.8.2** There is, therefore, a need to provide suitable accommodation for various groups of people, including the elderly, people with disabilities and vulnerable people. This covers a range of housing types, from accessible and adaptable general needs housing to the full range of retirement and specialised housing for those with support or care needs.
- 14.8.3** The Government's reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home as long as possible. Therefore, accommodation for the elderly is moving towards more flexible forms of living and support, which seek to maintain people's independence. There are several options where residents can enjoy their own self-contained home within a site offering extra facilities.
- 14.8.4** The Council will require that all development schemes provide accessible and adaptable homes to meet the changing needs of occupants over their lifetime, and will encourage the provision of specialist types of retirement housing (within the C3 Use Class), such as sheltered housing and flexi-care housing, as part of the development of larger sites. Consideration should also be given to the provision of bungalows which have been identified as a preferred housing type by many older people in the District.
- 14.8.5** People who are unable to live independently require specialist residential or nursing care accommodation. This type of accommodation usually falls within the C2 Use Class. It is important to note that the objectively assessed housing need (OAN) for the District does not include the projected increase of the institutional population. The SHMA (2015) identifies the projected growth in population aged 75 or over living in communal establishments in the District, as 529 persons, between 2011-2033.
- 14.8.6** Therefore, in addition to the overall housing target, this Plan supports a gross increase of at least 530 bed-spaces of C2 provision, primarily to help meet the accommodation needs of older people who need to live in an environment which

provides residential or nursing care. However, other people including young people, people with physical disabilities or sensory needs, people with learning difficulties and other vulnerable people may also require specialist accommodation.

- 14.8.7** Specialist types of retirement housing and specialist residential and nursing care accommodation should normally be located within settlements where there is easy access to a range of services e.g. shops, healthcare facilities, social facilities, and sustainable transport options.
- 14.8.8** As people's housing needs change over their lifetimes, it is important to promote the construction of flexible, adaptable and accessible homes that can respond to the changing needs of individuals and families at different stages of life at minimal cost. Therefore, it makes practical, social and economic sense to incorporate accessible and adaptable design features from the outset, at the start of a building's life, to help people remain independent in their own homes and enjoy a good quality of life.
- 14.8.9** In 2015, the Government introduced new 'optional' Building Regulations standards relating to accessible and adaptable dwellings and wheelchair user or wheelchair adaptable dwellings (Requirement M4(2) (accessible and adaptable dwellings) and M4(3) (wheelchair user dwellings). These optional requirements can only be secured through planning policy, and Planning Practice Guidance states that local authorities should identify the proportion of dwellings in new developments that should comply with the requirement in their Local Plan.
- 14.8.10** The SHMA (2015) identifies that evidence supports the need for all new dwellings to meet Category 2 requirements (accessible and adaptable dwellings), and the need for 10% of market housing and 15% of affordable housing to meet Category 3 requirements (wheelchair user dwellings), provided that the overall viability of a development scheme is not compromised.
- 14.8.11** Part M of the Building Regulations sets a distinction between wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) and wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) dwellings. Planning Practice Guidance states that a policy requiring wheelchair accessible dwellings should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. Therefore, the Council will negotiate a proportion of wheelchair adaptable (market and affordable housing) and/or wheelchair accessible (affordable housing only) dwellings on sites proposing 11 or more additional dwellings, as appropriate.

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Policy HOU6 Specialist Housing for Older and Vulnerable People

I. The Council will encourage the provision of specialist housing, across all tenures, for older and vulnerable people. Proposals for new housing for older and vulnerable people will be expected to:

- (a) Provide a range of accommodation size, tenure and type with the opportunity to attain additional or specialist care as needed within the one development;
- (b) Be in a suitable location where access to a choice of sustainable travel options is available;
- (c) Be within walking distance, on a safe and level route or within easy reach by passenger transport, to town centre shops and services;
- (d) Be well integrated with existing communities through the sharing of space and public access to services where appropriate;
- (e) Consider the integration of healthcare facilities within the development.

II. In addition to the overall housing target, a gross increase of at least 530 bed-spaces to help meet the accommodation needs of those who need specialist (Use Class C2) residential or nursing care will be supported in the District's towns.

Policy HOU7 Accessible and Adaptable Homes

I. In order to ensure delivery of new homes that are readily accessible and adaptable to meet the changing needs of occupants, and to support independent living, the Council will require that:

- (a) all new residential development should meet the Building Regulations Requirement M4(2): Category 2 – Accessible and Adaptable Dwellings; and
- (b) on sites proposing 11 or more gross additional dwellings, a proportion of dwellings will be expected to meet the Building Regulations Requirement M4(3): Category 3 – Wheelchair User Dwellings, where appropriate.

II. Only where circumstances exist where it can be demonstrated by the applicant that it is not practically achievable or financially viable to deliver this policy, will new development be exempt from the requirement.

14.9 Self-Build and Custom Build Housing

- 14.9.1** Self-Build or Custom Build housing is housing built or commissioned by individuals (or groups of individuals) to be occupied by themselves as their sole or main residence. For the purposes of planning policy, self-build and custom build dwellings share the same definition and the terms are used interchangeably. Self-build is where a person is directly involved in organising and constructing their home, whereas custom build is where a person commissions a specialist developer to help to deliver their own home. Both routes require significant input from the home owner in the design process of the dwelling.
- 14.9.2** The Self-Build and Custom Housebuilding Act 2015 places a duty on local authorities to keep and have regard to a register of people who are interested in self-build or custom build projects in their area. In addition, local authorities are required to grant sufficient suitable development permissions on serviced plots of land to meet the demand, as evidenced by the number of people on the register, for self-build and custom build plots in their area.
- 14.9.3** The Council considers that self-build and custom build housing can play an important part in contributing to the supply of housing, increasing the mix of housing types and tenures, and have the potential to increase the delivery of innovative and highly sustainable developments in a cost effective manner.
- 14.9.4** Therefore, to support prospective self-builders, developers of sites proposing 200 or more dwellings, will be expected to supply a proportion of serviced dwelling plots for sale to self-builders.
- 14.9.5** The Localism Act 2011 provides communities with the opportunity to encourage self-build and custom build housing by creating planning policies or allocating new development sites in their area. The Council will support locally proposed self-build projects identified within a Neighbourhood Plan wherever possible.

Policy HOU8 Self-Build and Custom Build Housing

- I. To support prospective self-builders, on sites of more than 200 dwellings, developers will be expected to supply at least 1% of dwelling plots for sale to self-builders, having regard to the need identified on the Council's Self-Build and Custom Build Register.
- II. The Council will support locally proposed self-build projects identified within a Neighbourhood Plan wherever possible.
- III. Planning permissions should include conditions requiring self-build developments to be completed within 3 years of a self-builder purchasing a plot.
- 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.

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14.10 Gypsies and Travellers and Travelling Showpeople

14.10.1 In addition to meeting the needs of the settled population, national policy requires that local planning authorities make provision for Gypsies and Travellers and Travelling Showpeople within their local plans, by setting respective pitch and plot targets to meet likely permanent and transit site accommodation needs in their area.

The national approach to planning for the needs of Gypsies and Travellers and Travelling Showpeople is set out in 'Planning policy for traveller sites' DCLG, August 2015. This can be viewed and downloaded from the Government's publications website at: www.gov.uk/government/publications/planning-policy-for-traveller-sites

A definition of Gypsies and Travellers and Travelling Showpeople for planning policy purposes is contained in Annex 1 of this document.

14.10.2 Criteria based policies are also required to both guide land supply allocations and provide a basis for determining planning applications.

14.10.3 There are currently four authorised private Gypsy and Traveller sites in East Herts:

- Nine Acres, High Cross: 13 permitted pitches;
- Field Farm, Levens Green: 6 permitted pitches;
- The Stables, Bayfordbury: 8 permitted pitches; and
- South Paw, Widford: 1 permitted pitch.

14.10.4 There is currently one authorised private Travelling Showpeople's site (yard) in East Herts:

- Rye House.

14.10.5 The Gypsies and Travellers and Travelling Showpeople Accommodation Needs Assessment Update, May 2016, identified that 5 permanent pitches for Gypsies and Travellers and 9 plots for Travelling Showpeople should be provided in the district for the period up to 2033.

14.10.6 For Gypsies and Travellers, 2 pitches will be required up to 2022, with a further 3 pitches between 2022-2027. These pitch requirements arise from two sites at:

- The Stables, Bayford (3 pitches), which will be met via expansion of that site; and
- Unauthorised pitches at Esbies, Sawbridgeworth (2 pitches), which will be met within a new site for 15 pitches to be established within Birchall Garden Suburb (EWEL1), which will also contribute to meeting the needs of Welwyn Hatfield Borough.

14.10.7 As the identification of accommodation needs for Gypsies and Travellers is less certain beyond year 10 of the Plan, and an up-to-date understanding of the needs of Gypsy and Traveller communities will need to be maintained throughout the plan period, it is considered appropriate that provision should not be specifically allocated post-2027 without a demonstration of precise need at this time. However, in anticipation of future accommodation needs occurring, 2 further pitches should be reserved within the new site at Birchall Garden Suburb (EWEL1), and an additional new Gypsy and Traveller site should also be identified within the Gilston Area (GA1) site allocation for future need towards the end of the plan period and/or beyond. Land should be safeguarded as part of the overall development of these sites for such purposes.

14.10.8 For Travelling Showpeople, 7 plots will be required up to 2022; one plot is required between 2022 and 2027; and a further plot between 2027 and 2033 (totalling 9 plots across the plan period). All of these plot requirements arise from the Rye House site, which is fully occupied with no room for expansion. A new yard should be identified within Land to the East of Stevenage (EOS1) to provide 5 plots towards meeting the needs of the first five years; and 4 plots should also be allocated within the development to the North and East of Ware (WARE2) to meet the residual need across the plan period. In order to ensure that any, as yet unidentified, Travelling Showpeople's needs can be accommodated the allocated site to the North and East of Ware (WARE2) should also include sufficient safeguarded land for future expansion within a site area large enough to accommodate a total of 8 plots overall, as need dictates. Additionally, the Gilston Area (GA1) should also include sufficient safeguarded land for future longer term provision within a site area large enough to accommodate a total of 8 plots overall.

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Policy HOU9 Gypsies and Travellers and Travelling Showpeople

I. To meet identified local need, pitches for Gypsies and Travellers and plots for Travelling Showpeople will be provided within the District at the following locations:

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	
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.

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:

- (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 pitches or plots 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 the visual amenity and character of the area and should be capable of being assimilated into the surrounding landscape without significant adverse effect;

(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;

(i) within nationally recognised designations, proposals would not compromise the objectives of the designation.

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.

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.

V. Any development granted under this policy will be subject to a condition limiting occupation to Gypsies and Travellers or Travelling Showpeople, as appropriate.

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.

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14.11 New Park Home Sites for Non-Nomadic Gypsies and Travellers and Travelling Showpeople

- 14.11.1** The NPPF makes it clear that local planning authorities should consider the Government's 'Planning policy for traveller sites' (PPTS), in conjunction with the NPPF, when preparing plans or making decisions on travellers sites in their area. PPTS identifies a definition distinction that Gypsies and Travellers who no longer lead a nomadic lifestyle are treated as non-travelling Gypsies and Travellers for the purposes of the planning system and their needs must therefore be met by the requirements of the NPPF. However, the Human Rights Act 1998 and the Equalities Act 2010 protect their cultural choice to live in mobile accommodation and therefore there is a need to plan for park homes within the Plan.
- 14.11.2** The Gypsies and Travellers and Travelling Showpeople Accommodation Needs Assessment Update, May 2016, identified ten Gypsy and Traveller households and 16 Travelling Showpeople households who do not meet the PPTS definition. While the accommodation needs of these households has yet to be fully determined, provision will be met through the application of HOU1 and through the consideration of any other applications submitted, in accordance with the following policy.

Policy HOU10 New Park Home Sites for Non-Nomadic Gypsies and Travellers and Travelling Showpeople

I. Any applications for planning permission for Non-Nomadic Gypsy and Traveller and Travelling Showpeople park homes must be in accordance with the NPPF and PPTS and the following criteria should be satisfied:

- (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 the visual amenity and character of the area and should be capable of being assimilated into the surrounding landscape without significant adverse effect;

(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;

(i) within nationally recognised designations, proposals would not compromise the objectives of the designation.

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.

14.12 Extensions and Alterations to Dwellings and Residential Outbuildings

14.12.1 A large number of the planning applications received by the Council relate to extensions to dwellings. In an area as large and diverse as East Hertfordshire, it is not possible to provide precise standards relevant to every case, but the policies below set out the principles and criteria by which proposals will be judged.

14.12.2 The Council will expect all proposals for extensions and alterations to dwellings and residential outbuildings to be of a high standard of design that is appropriate to the character and appearance of the dwelling and the surrounding area. All householder development proposals should be sensitively designed to ensure that they would not have an unacceptable impact upon the amenities of the occupiers of the existing dwelling and any neighbouring dwellings. In particular the Council will assess proposals having regard to any loss of light, privacy and outlook and overbearing impacts that the development could have upon existing and future occupiers of the host dwelling and adjoining dwellings. In addition to the policies below, applications for extensions will also be considered against Policy DES4 (Design of Development) where appropriate.

14.12.3 Within the Green Belt and Rural Area Beyond the Green Belt, the Council is concerned about the specific effect extensions and outbuildings may have on the character and appearance of an existing dwelling, the site and surrounding area. Whilst extensions to dwellings or the erection of outbuildings are not in principle

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inappropriate development, they should not result in disproportionate additions over and above the size of the original dwelling; the Council is also concerned with the cumulative impact of development in the countryside.

Policy HOU11 Extensions and Alterations to Dwellings, Residential Outbuildings and Works Within Residential Curtilages

Proposals for:

- extensions and alterations to dwellings;
- residential outbuildings or extensions to existing outbuildings; and
- works within residential curtilages,

will be considered against the following criteria:

(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.

14.13 Change of Use of Land to Residential Garden and Enclosure of Amenity Land

- 14.13.1** The Council seeks to ensure that changes of use of land to residential garden do not result in harmful incursions into the countryside that would have an adverse effect on the character and appearance of rural landscapes. The residential use of rural land can have adverse effects on the character of the countryside from, for example, the erection of fences, garden sheds and other domestic paraphernalia. Where necessary, conditions may be attached to planning permissions for residential garden extensions which remove the occupier's permitted development rights.
- 14.13.2** In urban areas, the extension of private gardens involving the enclosure of amenity land/open space/landscaped areas around housing development might have a detrimental effect on the appearance of an area. Consideration will need to be given to whether proposals to enclose such land would be harmful to the character, appearance, design and layout of the development.

Policy HOU12 Change of Use of Land to Residential Garden and Enclosure of Amenity Land

- I. The change of use of land to residential garden may be permitted if the proposal:
- (a) is not likely to result in an adverse effect on the character and appearance of the surrounding area and landscape;
 - (b) is well related to other residential land and does not involve a harmful incursion into the countryside;
 - (c) includes the provision of appropriate landscaping and boundary treatment.
- II. The Council will seek to ensure the retention of amenity land/open space/landscaped areas around housing developments and planning permission for the enclosure of such land into gardens will not usually be given.

14.14 Residential Annexes

- 14.14.1** A significant number of planning applications are received seeking permission to extend properties or for outbuildings to be used as a self-contained annexe to accommodate elderly relatives, older children or staff. Annexes for elderly relatives particularly, can help to meet social needs whilst reducing pressure on other types of accommodation. However, they can have implications for car parking provision, amenity space, and impact on neighbouring properties, occupiers and the locality.

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14.14.2 The Council considers that annexes should be designed as an integral part of the existing dwelling or as a separate outbuilding, which is close to and related to the main dwelling. Applications will need to justify the level of accommodation proposed and demonstrate how it is compatible with the requirements of the annexe.

14.14.3 Where necessary, a condition may be attached to the planning permission to require that the annexe is occupied for purposes ancillary to the residential use of the host dwelling. Within the Green Belt and Rural Area Beyond the Green Belt, permission would be unlikely to be granted for later sub-division to two separate residential units, unless the proposal meets the planning criteria which would be applied to new proposals for a separate dwelling. In an urban setting there would be no in-principle objection to a new dwelling, subject to design and amenity issues.

Policy HOU13 Residential Annexes

I. Residential annexes will be permitted where:

- (a) the accommodation forms an extension to the main dwelling and is capable of being used as an integral part of the dwelling or forms a separate outbuilding which is close to and well related to and have a clear functional link to the main dwelling;
- (b) the scale of the annexe does not dominate the existing dwelling and is the minimum level of accommodation required to support the needs of the occupant;
- (c) sufficient space to park vehicles for both parts of the dwelling, in accordance with adopted standards, is available and appropriately located in design terms within the curtilage;
- (d) the development accords with Policy HOU11 (Extensions and Alterations to Dwellings, Residential Outbuildings and Works within Residential Curtilages).



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Economic Development



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15.1 Introduction

- 15.1.1** East Herts is a district of fairly small towns and an extensive rural area. It lies between the A1(M) and the M11, with only the A10 running north-south and the A414 running east-west through the south of the district. East Herts is surrounded by the larger centres of Hatfield, Welwyn Garden City, Stevenage, Letchworth and Baldock, located along the A1(M) corridor. To the south and east there are the urban areas of Hoddesdon, Cheshunt and Harlow. Stansted Airport, a major centre of employment, lies just outside the district boundary to the north east of Bishop's Stortford.
- 15.1.2** This geography has a significant bearing on patterns of economic development. East Herts is not a self-contained economy and in economic terms it plays a supporting role in relation to the adjacent urban centres and Stansted Airport, particularly in terms of labour supply. It is home to many of the people who work in these adjacent towns (and the airport). As such, East Herts is part of a wider integrated labour and property market area covering much of Hertfordshire and part of Essex and north London. East Herts is an important part of this economic sub-region, but the district's business base is made up predominantly of small and medium sized firms, many of which will have links to companies in the sub-region, to London or with Stansted Airport.
- 15.1.3** It is necessary to acknowledge the role East Herts plays and to balance the desire to remain competitive and to provide new employment opportunities for the residents of the district within the limitations created by the physical constraints of each town and the wider economic geography.
- 15.1.4** East Herts is a prosperous district with higher than average earnings and relatively low unemployment, though the statistics disguise pockets of relative deprivation within the district. Educational attainment is generally very high, but there is a disparity between the wages of those who live and work within the district and those who live in East Herts but are employed outside the district in locations such as London and Cambridge. There is therefore a need to ensure there is a balance of employment opportunities available to residents and to ensure that the skills of the workforce (both school leavers and adults alike) are appropriate for the businesses within and beyond the district, and to provide support for entrepreneurialism, new and growing businesses.
- 15.1.5** Retail and leisure facilities, along with education and healthcare services also provide valuable sources of employment. Businesses located in or with good connections to a town centre for example can help to support these uses and can benefit from shared resources and good public transport connectivity. It is therefore important to encourage the retention of employment uses within towns and villages.

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15.1.6 The economic landscape is, however, changing with the latest permitted development rights set out in The Town and Country Planning (General Permitted Development) (England) Order 2015. The Order is intended to increase housing supply by allowing change of use from some business uses to residential.

15.1.7 Not all changes of use will be permitted development. Some will be subject to a prior approval process which means that a developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed. The matters for prior approval vary depending on the type of development and these are set out in full in the relevant parts in Schedule 2 to the Order.

15.1.8 There are also a range of exclusions which apply to permitted development rights. For instance, there are protected areas which include, for example, Conservation Areas. Some permitted development rights are also in place for a limited period of time; again, these are set out in full in the relevant sections in Schedule 2 to the Order.

Permitted development rights are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 at: www.legislation.gov.uk

15.1.9 Whilst acknowledging permitted development rights, the District Plan must also consider the longer term needs of the district's economy. Businesses have performed well in East Herts despite the economic recession and the Council therefore maintains that commercial and business units should be retained in appropriate locations in order to provide suitable accommodation for existing and emerging businesses and to facilitate sharing of services and supply chains. It is necessary to ensure that where office space is converted into residential units this does not result in isolated and unsustainable residential developments or prejudice the prospects of remaining neighbouring businesses.

15.1.10 The NPPF requires local authorities to do all they can to support sustainable economic growth and to plan proactively to meet the development needs of businesses. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances. Authorities should identify priority areas for economic regeneration, infrastructure provision and environmental enhancement, and facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

15.1.11 This Chapter endorses and seeks to facilitate the Council's Economic Development Vision for East Herts, which goes beyond the policies of the District Plan. The Economic Development Vision contains six priorities summarised in Table 15.1 below:

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Table 15.1: Economic Development Vision

Priority	Objective
A business friendly council	<i>We will ensure we are supporting businesses as 'customers' of council services as well as listening to the needs of the business community</i>
Enabling entrepreneurs and business start ups	<i>We will encourage wealth creation in the district and ensure businesses can access a wide range of locally sourced services</i>
Supporting the rural economy	<i>We will maximise investment into the rural economy and ensure it remains competitive</i>
Vibrant Town Centres	<i>We will ensure our town centres meet the needs and wants of our residents and visitors</i>
Supporting the visitor economy	<i>We want to raise the profile of local attractions and support businesses in their supply chain</i>
Lobbying for the right infrastructure	<i>We will work with key partners to ensure East Herts can support growth in the right places at the right times</i>

15.1.12 The Council will also continue to work alongside the Hertfordshire Local Enterprise Partnership and other national and local initiatives that seek to support and enhance the economy of East Herts.

15.2 Employment

15.2.1 The NPPF is clear that policies should avoid the long term protection of employment land where there is no reasonable prospect of a site being used for that purpose. The Council has produced a series of reports which identify the need to retain all designated Employment Areas for current and future requirements. Nevertheless, the policy approach is sufficiently flexible to respond to individual business needs within the remit of protecting and retaining land for employment purposes.

The Council's technical studies relating to employment and economic development can be viewed and downloaded from the Council's Website at:

www.eastherts.gov.uk/evidencebase

15.2.2 While a large proportion of the district's employment generating uses and B-Class businesses are located in designated Employment Areas, there are many small, independent traders and businesses located across the district either in small clusters or isolated units. These businesses are well located for the service they deliver

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whilst providing valuable sources of local employment in a variety of businesses. Therefore the Council seeks, in general, to retain and encourage their continued use and if necessary, their replacement with alternative appropriate uses. On designated Employment Areas, evidence of marketing for a minimum period of twelve months will be required. For non-designated sites, normally a minimum period of six months is requested, though each case will be determined on its merits in discussion with the Development Management Team.

- 15.2.3** Evidence also shows that a significant proportion of employment generating uses are actually in the retail and service industries and would not necessarily locate in employment areas. In addition, there is a growing trend towards self-employment and more flexible working patterns including working from home. To facilitate this flexible approach to working, it is important that access to high-speed broadband technology is available along with the ability to access office space where necessary. Part of the district's business offer could be through the provision of business-hub facilities which provide meeting rooms, office equipment and function room services for hire and for drop-in purposes. Such a facility should be in an accessible location and have sufficient parking provision in line with the Council's Vehicle Parking Provision at New Developments SPD.
- 15.2.4** The following policies relate to the district as a whole, where the provisions of the General Permitted Development (England) Order 2015 (as amended) do not apply. They set out the approach to designated and non-designated employment land and employment generating uses, which may include uses not within the traditional employment Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution). Policies on retail and commercial uses are contained in Chapter 16 (Retail and Town Centres). Policies related to employment, retail or commercial uses relevant to specific settlements are included in the appropriate settlement chapter.

Policy ED1 Employment

I. Within designated Employment Areas (as defined on the Policies Map), land is allocated for industry, comprising Use Classes B1 (Business), B2 (General Industrial) and where well related to the primary road network, B8 (Storage and Distribution).

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.

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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:

(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.

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.

15.3 Rural Economy

15.3.1 East Herts has the most significant rural economic profile in the county, with more than 400 agricultural holdings occupying more than 34,000 hectares. Many of these businesses have diversified and have a second income stream. Some diversification schemes, such as those that create visitor attractions, result in the intensification of the rural area but can also act as a means of connecting visitors to the countryside, thereby supporting rural jobs and skills.

15.3.2 Employment areas within the rural area have a key role to play in providing accessible and affordable employment and business opportunities. It is important to balance the need to retain these vital rural employment locations with the need to protect the amenity of the locality. Changes to Permitted Development legislation affecting buildings in the rural area have the potential to significantly affect rural districts like East Herts. However, some Permitted Development changes are temporary and are subject to change. It is therefore vital that the Council takes a long term approach and seeks a high standard of development that is appropriate to its setting.

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- 15.3.3** Hertfordshire has a rich tradition of providing food for London and food production is a key element of the rural economy. Local food production not only reduces food miles (distance between place of production and consumption), but it also provides food security and local employment. New technology increases productivity, efficiency and diversity of produce, including those used in the pharmaceutical and bio-science industry. The Lea Valley has the highest concentration of glasshouses in the country providing produce for local, national and international consumption. It is therefore important that this area of agricultural heritage is protected and enhanced where appropriate. The Council is supportive of initiatives which support food production industries where they are in line with other District Plan policies.
- 15.3.4** Agricultural buildings within the rural area are often of historic merit and the conversion of such buildings should be undertaken with care in order to protect the historic and visual quality of the building and its setting. In most cases, agricultural buildings would be considered in relation to the farm house, most of which, if they are of historic merit would already be designated in some way. Where there is no designation, an assessment will be made in relation to the Heritage policies in Chapter 21 and other policies in this Plan. The Council will expect such proposals to take into account Historic England's Best Practice Guidelines for Adaptive Reuse.

Historic England's guidelines for 'Adapting Traditional Farm Buildings: best practice guidelines for adaptive reuse' can be viewed and downloaded at:

www.historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/

Policy ED2 Rural Economy

I. In order to support sustainable economic growth in rural areas and to prevent the loss of vital sources of rural employment, proposals that create new employment generating uses or support the sustainable growth and expansion of existing businesses in the rural area will be supported in principle where they are appropriately and sustainably located and do not conflict with other policies within this Plan.

II. Proposals that consist of a change of use of agricultural or employment generating use in the rural area to other employment generating uses will be supported in principle subject to other policies within this Plan.

III. Where the proposal results in the loss of an agricultural or employment use in a rural area or a change of use to a non-employment generating use, evidence will be required to demonstrate that:

- (a) the current agricultural or employment use is no longer needed or viable;
- (b) that improvements to the site/premises would not make alternative employment generating uses viable;

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(c) the retention of the employment generating use is unable to be facilitated by the partial conversion to a non-employment generating use;

(d) the building is of permanent and substantial construction.

IV. Proposals for the diversification of farms will be supported in principle where:

(a) they secure the viability of the agricultural practice of the farm;

(b) they contribute to the maintenance of biodiversity or landscape interests;

(c) they support the engagement of communities with land management, food production and rural crafts and the development of local produce markets;

(d) the diversification remains a subsidiary of the overall agricultural activity of the holding;

(e) any resultant retail or commercial use does not have an adverse impact on the viability of existing nearby rural or village shops or community facilities.

15.4 Communications Infrastructure and Flexible Working Practices

Communications Infrastructure

15.4.1 With the development of new information technology such as broadband internet, smart phones and Wi-Fi connectivity, working behaviour is changing with individuals and businesses working in more flexible ways. Recent trends indicate a growing popularity of and propensity for flexible working patterns and working from home. It is important that new residential properties are designed in a way that enables households to work from home either occasionally or on a full-time basis. It is vital that communications infrastructure is provided as a fully integrated part of new residential and commercial premises, particularly in more rural locations.

Policy ED3 Communications Infrastructure

The provision or expansion of electronic communications networks, including high-speed broadband is supported in principle subject to the following:

(a) Where providing new infrastructure, such equipment is fully integrated into the design and is available from the start of occupation;

(b) That masts and visible structures are kept to the minimum required for the efficient operation of the network. Providers should justify the need for new structures, having fully explored the multiple-use of existing structures;

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(c) Where new structures are required, equipment should be sympathetically and appropriately located, designed and camouflaged where possible, in order to respect the character and amenity of existing developments and occupiers. Providers will be expected to undertake appropriate consultations prior to seeking permission or prior approval;

(d) Providers should present evidence that the infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest;

(e) Providers should consider the possibility of new buildings or other structures interfering with broadcast and telecommunications services; and

(f) Proposals should meet the International Commission guidelines (or as amended) for public exposure and operations.

Flexible Working Practices

15.4.2 The NPPF supports flexible working practices such as the integration of residential and commercial uses within the same unit, in a way that goes beyond homeworking. Buildings can be designed in ways which facilitate the sharing and division of space for residential and business uses. The way these units operate will be different to those of wholly residential properties and will therefore need to ensure no harm is caused to the amenity of neighbouring uses. Conditions can be used to maintain a level of control over the types, occupation, intensity and operating times of business uses. For Development Management purposes, live/work units are classed as sui generis uses and therefore any change to either part of the property will require planning permission.

15.4.3 The provision of such units should be part of a wider mix of residential and other uses within a development.

Policy ED4 Flexible Working Practices

I. Proposals for the use of part of a dwelling for small-scale business purposes will be supported in principle provided:

(a) that the premises has sufficient parking for all uses in line with the Council's Vehicle Parking in New Developments SPD; and

(b) that the amenity of neighbouring properties is not adversely affected.

II. Proposals for live/work units will be supported in principle in sustainable locations subject to the following:

(a) that a separate functional workspace is identifiable and where appropriate capable of accommodating the whole range of B1 uses;

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(b) where possible, the workspace element is provided at street level; and

(c) there will be no significant adverse impact on the amenity of the adjoining area or nearby occupiers.

III. Where permission for live/work units is granted, the residential occupancy will be restricted by condition to ensure that it is occupied by a person or persons employed in the business carried out in the premises. The following conditions shall also be applied:

(a) The business floorspace of the live/work unit shall be finished ready for occupation before the residential floorspace is occupied and the residential use shall not precede commencement of the business use;

(b) The business floorspace of the live/work unit shall not be used for any purpose other than for purposes within Class [B1] in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification;

15.5 Tourism

15.5.1 The tourism industry and visitors to the district play a vital role in the East Herts economy, creating jobs and contributing to the maintenance of facilities. Tourism in East Herts is a by-product of the high quality environment of its countryside and historic market towns, along with its locational advantages and proximity to Stansted Airport, rather than something that can be effectively planned for. It is therefore important that the provision of facilities which cater for the needs of visitors do not detract or harm the very environment that attracts them.

Policy ED5 Tourism

I. New tourism enterprises and extensions to existing tourism enterprises will be supported in principle where the facility meets identified needs which are not met by existing facilities, are appropriately located and do not conflict with other policies within this Plan.

II. Water-based facilities and developments within environmentally sensitive locations will be required to provide evidence that no harm will occur to the quality of the environment and the health of the wildlife in line with the provisions of Policy CFLR4 (Water Based Recreation), Policy NE1 (International, National and Locally Designated Nature Conservation Sites) Policy NE3 (Species and Habitats) and NE4 (Green Infrastructure).

15.6 Lifelong Learning

- 15.6.1** It is vital that the educational needs of the district are met both at primary and secondary level, but also within higher education and adult learning opportunities, including apprenticeships. The University of Hertfordshire's main campus is located in the nearby town of Hatfield. The University also has a campus based at Bayfordbury, near Hertford, which specialises in ecological and astronomical research. It is home to the Bayfordbury Observatory and hosts an extensive outreach programme for the general public and local schools, hosting regular public open evenings. The campus participates in internationally important research and is a significant contributor to the local economy.
- 15.6.2** Harlow College offers vocational courses and the Hertford Regional College has campuses both within Ware and the neighbouring town of Turnford in Broxbourne Borough, specialising in vocational courses. There are also active adult learning partnerships between secondary schools which offer school-leaver and adult learning opportunities. The Council's Economic Development Vision seeks to engage with these educational facilities, to support the development of further education opportunities and to foster entrepreneurialism and the development and growth of new businesses within the district.

The Council's Economic Development Vision can be viewed and downloaded at:

www.eastherts.gov.uk/article/35676/Business-Support-Advice

- 15.6.3** In order to provide opportunities for those leaving education, and to support the creation of new businesses and entrepreneurialism in general, the Council will support in principle the creation of incubation units; small, flexible units designed for start-up and growing businesses as part of new employment space across the district.

Policy ED6 Lifelong Learning

The provision of new educational establishments which support a range of learning and community needs such as further education and opportunities for lifelong learning will be supported in principle in line with Policy CFLR10 (Education).

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Retail and Town Centres



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16 Retail and Town Centres

16.1 Introduction

- 16.1.1** East Herts' town centres play a vital role in providing for the every-day needs of residents, providing not only a varied retail offer, but also for banking and administrative needs, leisure and social opportunities. The market towns of East Herts have a rich heritage which has influenced their current form and limiting road networks, character and architectural interest. However, this historic character can also act as a constraint, prohibiting larger retailers from investing.
- 16.1.2** In recent years there have been many financial pressures on town centres, with competition from larger centres including from out of town shopping centres, rising proportions of internet shopping, rising business rates and rents, restricted bank lending and a challenging economic climate. Despite this, East Herts' towns have been reasonably resilient suffering comparatively few closures.

16.2 Permitted Development Rights

- 16.2.1** Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.
- 16.2.2** Permitted development rights are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015. The Order allows change of use between shops and financial and professional services, allowing the change of such uses to restaurants or leisure use. The Order is also intended to increase housing supply by allowing change of use from some business uses to residential.
- 16.2.3** Not all changes of use will be permitted development. Some will be subject to a prior approval process which means that a developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed. The matters for prior approval vary depending on the type of development and these are set out in full in the relevant parts in Schedule 2 to the Order.
- 16.2.4** There are also a range of exclusions which apply to permitted development rights such as within Conservation Areas. Some permitted development rights are also in place for a limited period of time; again, these are set out in full in the relevant sections in Schedule 2 to the Order.

Permitted development rights are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 at: www.legislation.gov.uk

- 16.2.5** Whilst acknowledging permitted development rights, the District Plan must also consider the longer term interests of the district's high streets. It is therefore important that the Council plans positively, to support town centres to generate local employment, promote beneficial competition within and between town centres, and create attractive, diverse places where people want to live, visit and work.

16.3 Retail Development

- 16.3.1** In order to secure the vitality and viability of the district's retail centres, it is important for planning policy to seek to retain a high proportion of units for retail uses, but to also acknowledge the changing role town centres have in providing social and cultural experiences, both now and in the future. A mixture of uses in the right locations can encourage activity throughout the day and into the evening, providing for social as well as retail needs, thus enhancing the role of town centres. Therefore, where planning permission is required, the Council will seek to retain a high proportion of shop uses in the town centre.
- 16.3.2** The following hierarchy of town centres will apply:
1. Principal Town Centre: Bishop's Stortford
 2. Secondary Town Centre: Hertford
 3. Minor Town Centres: Buntingford, Sawbridgeworth and Ware
- 16.3.3** In accordance with the National Planning Policy Framework (NPPF), the Council will apply a sequential test to applications for main town centre uses. The main town centre uses, as defined in the NPPF, should be located in the town centre, then in edge of centre locations, and only if suitable sites are not available, should out of centre locations be considered. When considering edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre. The Council and the applicant will demonstrate flexibility on issues such as format and scale.
- 16.3.4** The NPPF states that where a proposal is over a proportionate, locally set floorspace threshold, local planning authorities should require an impact assessment to be submitted. The Retail and Town Centres Study (2013) indicated that it is not considered appropriate to apply the default threshold of 2,500m² gross across the district as this scale of development would represent a significant proportion of the overall retail projections for East Herts through the Plan period. Given the high proportion of small retail units and businesses in the district's town centres, developments over 500m² gross will be of a greater significance and therefore should be subject to some form of impact assessment.

The East Herts Retail and Town Centres Study Update Report 2013 can be viewed and downloaded at: www.eastherts.gov.uk/evidencebase

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- 16.3.5** The Council supports the use of upper floors in town centre locations for residential and office purposes where there is potential to provide a reasonable standard of accommodation, has its own access, has arrangements for car parking and/or access to, and availability of passenger transport, and has suitable refuse storage facilities. The conversion of dwellings into commercial uses outside town centre locations will be resisted.

Policy RTC1 Retail Development

I. Within the town centre boundaries as defined on the Policies Map, main town centre uses as defined by the NPPF will be supported in principle, where they contribute to maintaining the role and function, viability and vitality of the market town.

II. Proposals will be assessed in line with the sequential approach.

III. Proposals for retail outside the Primary Shopping Area, and for leisure, office and other developments outside of town centres, which are not in accordance with policies of the District Plan, will be required to provide an impact assessment indicating the impact of the proposal on existing, committed and planned public and private investment in the town centre or in the catchment area of the proposal. The assessment should also consider the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider area. The impact should be measured for up to five years from the time the application is made. For major schemes, the impact should be measured for up to ten years from the application. The following thresholds will be applied:

- Over 1,500 sq.m gross within the settlement boundary of Bishop's Stortford
- Over 1,000 sq.m gross within the settlement boundary of Hertford
- Over 500 sq.m gross elsewhere

IV. Where a proposal fails to satisfy the sequential approach or is likely to have an adverse impact in line with Part III above, it will be refused.

16.4 Primary Shopping Area

- 16.4.1** Primary Shopping Areas are where retail activity is concentrated, often underpinned by larger anchor stores and popular chains. Primary Shopping Areas contain both primary and secondary frontages. Primary Shopping Frontages are normally the retail 'core' of a centre where the majority of footfall and activity occurs. They are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary Shopping Frontages provide a greater diversity of uses such as restaurants, commercial services and leisure facilities, which provide a supporting role for the centre as a whole.

- 16.4.2** In order to maintain the viability of the Primary Shopping Area and to locate retail uses where there are good passenger transport networks, it is important to prevent the dilution of the Primary Shopping Frontage within the Primary Shopping Area. Given the size, diversity and function of the town centres of Bishop's Stortford, Hertford and Ware, it is necessary to designate a Primary Shopping Area within the town centres, which contain both Primary and Secondary Shopping Frontages.
- 16.4.3** For consistency with the Permitted Development Order 2015, 'key shopping areas' are those designated as Primary Shopping Areas in this Plan. Change of Use proposals from A1 (Shop) or A2 (Financial and Professional Services) to other uses will be expected to demonstrate that there is no reasonable prospect of the unit being put to A1 or A2 use and that following the change of use there will be an adequate provision of A1 or A2 uses to maintain the sustainability (viability and vitality) of the Primary Shopping Area.
- 16.4.4** The historic environment and market town heritage of East Herts' town centres are a key attraction to both retailers and visitors. Alterations to shop fronts are expected to be of the highest quality, reflecting the local character and vernacular in accordance with Policy DES3. The Council will consider the use of Design Codes to guide development where necessary. Development within Hertford will be guided by the Hertford Town Centre Urban Design Framework, while development within Bishop's Stortford will be guided by the Bishop's Stortford Town Centre Planning Framework.

The Hertford Town Centre Urban Design Strategy and The Bishop's Stortford Planning Framework can be viewed at:

www.eastherts.gov.uk/evidencebase

Policy RTC2 Primary Shopping Area

I. Within the Town Centre boundaries as defined on the Policies Map, Primary Shopping Areas are designated for the Town Centres of Bishop's Stortford, Hertford and Ware, within which retail and other main town centre uses, as defined in the NPPF, should be located.

II. The Primary Shopping Areas will contain both Primary and Secondary Shopping Frontages. Proposals for development within Primary Shopping Frontages will be considered in accordance with Policy RTC3 (Primary Shopping Frontages). Proposals for development within Secondary Shopping Frontages will be considered in accordance with Policy RTC4 (Secondary Shopping Frontages).

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16.5 Primary Shopping Frontages

- 16.5.1** Whilst acknowledging permitted development opportunities, it is not appropriate to take a relaxed approach to development within East Herts' town centres, nor is it appropriate to prevent changes of use from A1 (Shop) uses to other uses, as to do so could prevent diversity and stifle investment, resulting in vacant uses. However, it is appropriate to seek to maintain a high proportion of A1 (Shop) uses in order to ensure the vitality and viability of the town centres, so that they are able to perform their function as retail and leisure destinations, and to distinguish between the primary and secondary frontages. For the purpose of this policy and for the application of the Prior Approval process, an adequate provision of A1 and A2 is defined as at least 50% of units in a single frontage being in A1 and A2 uses. A single frontage is normally described as an unbroken row of shops, usually within two side roads and is shown on the Policies Map.

Policy RTC3 Primary Shopping Frontages

In order to protect the vitality and viability of the Primary Shopping Areas, within the Primary Shopping Frontages in Bishop's Stortford, Hertford and Ware, as defined on the Policies Map, proposals for Use Class A1 will be supported in principle as the preferred use, while Use Classes A1, A2, A3, A4 and A5 will be supported in principle provided they have an active frontage and there remains an adequate provision of A1 and A2 uses which support its role as a Primary Shopping Frontage.

16.6 Secondary Shopping Frontages

- 16.6.1** Within the Primary Shopping Areas of Bishop's Stortford, Hertford and Ware, Secondary Shopping Frontages provide an opportunity for the types of uses that support a town centre's function as a destination for leisure as well as for retail purposes, such as restaurants, coffee shops, financial and commercial services.
- 16.6.2** The Town Centres of Buntingford and Sawbridgeworth are minor town centres with a high number of independent stores and a low number of national retailers. Given their role as service centres for their immediate population and rural hinterland, the town centre boundary is tightly drawn around the existing high street and there is no primary shopping area designated. There are no obvious areas within these town centres where there is a predominance of Class A1 (Shop) uses. It is therefore appropriate to define the frontages within the two towns as Secondary Shopping

Frontages, where a flexible approach to changes of use will be applied where this does not lead to a disproportionate and potentially detrimental number of non-retail uses.

Policy RTC4 Secondary Shopping Frontages

Within the Secondary Shopping Frontages in Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware, as defined on the Policies Map, proposals for development or changes of use to main town centre uses or those that will support the vitality and viability of the frontage or town centre as a whole (such as employment generating or activity generating uses) will be supported in principle.

16.7 Markets and Specialist Events

- 16.7.1** Markets, Farmers Markets and specialist events are an important feature of town centres, promoting the identity of the town, while increasing visitor numbers which creates additional trade for other town centre premises on market day. Specialist markets also draw in visitors from further afield and are key selling opportunities for local farms, smallholders and the crafting community.
- 16.7.2** The Council's Economic Development Vision for East Herts seeks to maintain and enhance markets and specialist events in town centres, and the Council will work with partners to deliver such events. Development proposals that enhance the town centre environment to support market and specialist events will be encouraged.

16.8 District Centres, Neighbourhood Centres, Local Parades and Individual Shops

- 16.8.1** District centres, neighbourhood centres and local parades support the day-to-day needs of communities, providing opportunities for top-up shopping and access to services and social interactions. Quite often they are essential for those less able to travel to town centres or larger retail centres. It is therefore important that these local centres provide the type and range of retail and commercial uses necessary to serve and support the local community.
- 16.8.2** District centres generally comprise a group of shops, separate from the town centre, with at least one supermarket or superstore, together with a range of non-retail services and public facilities. In order to reflect the important role played by the Thorley Centre in Bishop's Stortford in terms of the local provision of food shopping and services, the centre is identified as a District Centre.
- 16.8.3** The Bishop's Park Centre in Bishop's Stortford is similar to the Thorley Centre, in that it provides a local destination for food shopping and services. However, despite the supermarket being slightly larger, the centre contains only one other retail unit

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and a community centre. Therefore the role of the centre is more limited than the Thorley Centre. As such, the Bishop's Park Centre is identified as a Neighbourhood Centre.

16.8.4 New neighbourhood centres will be provided in strategic developments at Whittington Way, Bishop's Stortford; Birchall Garden Suburb, East of Welwyn Garden City; Gresley Park, East of Stevenage and the Gilston Area.

16.8.5 Local parades provide a range of small shops of a local nature for a small catchment. These include parades of shops and services both in urban areas and in village locations.

16.8.6 A full list of District and Neighbourhood Centres, and Local Parades is provided in the table below:

Table 16.1: Retail Hierarchy

Hierarchy	Location
District Centre	The Thorley Centre, Bishop's Stortford
Neighbourhood Centre	- Bishop's Park, Bishop's Stortford - Bishop's Stortford North - Birchall Garden Suburb, East of Welwyn Garden City - Gresley Park, East of Stevenage - North and East of Ware - The Gilston Area - Whittington Way at Bishop's Stortford South
Local Parade: Bishop's Stortford	- Hockerill - Havers Parade - Snowley Parade
Local Parade: Hertford	- Fleming Crescent, Sele Farm - The Avenue
Local Parade:	The Green, Kingshill

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Hierarchy	Location
Ware	• Cromwell Road • King George Road
Local Parade: Villages	• Puckeridge • Standon • Stanstead Abbots and St Margarets • Watton-at-Stone

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16.8.7 Individual shops are distributed throughout the towns and villages in the district and provide valuable facilities for local people in addition to the town centre offer.

Policy RTC5 District Centres, Neighbourhood Centres, Local Parades and Individual Shops

I. Within District Centres, Neighbourhood Centres and Local Parades, development or change of use to main town centre uses will be supported in principle to secure the vitality and viability of the district or neighbourhood centre or local parade.

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).

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17.1 Introduction

- 17.1.1** The importance of good design in securing high quality development is widely recognised. Design is not just about visual appearance and function: it is about a whole range of social, economic and environmental considerations, which together are a major contributor to quality of life.
- 17.1.2** One of the objectives of this Plan is to raise the standards and quality of the layout and design of new development. The District Council is strongly committed to promoting good design in new developments and to improving the quality of public spaces. Good design is a key aspect of sustainable development and can contribute positively to making places better for people. The way in which places and the buildings within them are designed is fundamental not only to creating environments that communities value, but also to ensuring that the use of resources and the environmental impact of new development is reduced.
- 17.1.3** Good design can encourage healthy lifestyles by encouraging movement on foot and by bicycle. It can also enhance local distinctiveness, promote the vitality of the local economy, facilitate community cohesion by enabling social interaction in secure public spaces and incorporate multi-functional Green Infrastructure networks. In summary, good design can contribute towards creating attractive and safe places where people want to live, work, and visit.

17.2 Design Objectives

- 17.2.1** To achieve high quality design, there are several intrinsic sustainable development objectives that should be understood by applicants to inform the design of new development. These are to:
1. Respect, improve and enhance the existing surrounding environment;
 2. Respond to existing patterns of development and the local context;
 3. Be attractive in appearance but receptive to original design and innovation in construction techniques, design and technologies;
 4. Be usable, in terms of accessibility, legibility and be well-connected;
 5. Be adaptable and flexible to the needs of the occupiers now and in the future;
 6. Be socially inclusive, catering for the current and changing needs of the district's population;
 7. Discourage crime and anti-social behaviour;
 8. Encourage good health and well-being;

9. Incorporate measures to mitigate and adapt against the effects of climate change;
10. Incorporate water management and sustainable urban drainage, planting and landscaping into the overall design, including through the creation of adequate private and public amenity space and green infrastructure;
11. Incorporate the good practice recommendations of British Standard 5837 (2012): Trees in relation to design, demolition and construction; and
12. Incorporate appropriate Landscape Sensitivity and Capacity Assessments and Landscape and Visual Impact Assessments in the consideration of location and design of new development.

17.3 Sustainable Design

- 17.3.1** There are many industry examples, toolkits, guidance documents and best practice available that provide sources of information on specific aspects on sustainable design.
- 17.3.2** Building Futures is a Hertfordshire guide to promoting sustainability in development. It includes an interactive Sustainable Design Toolkit, which contains design guidance for six different types of development ranging from householder extensions through to large and mixed-use development:
1. Household extension
 2. New dwellings
 3. Multi-residential (e.g. care homes)
 4. Education & Health
 5. Commercial & Industrial
 6. Large & Mixed-use
- 17.3.3** The Toolkit has been created to help those who prepare and assess development proposals in Hertfordshire to better understand the principles of sustainable design and consider how best they can be applied to a specific scheme and site. Using a virtual townscape, the Toolkit aims to provoke thought and inform decisions on the design and build of new development schemes in Hertfordshire. It does this by providing a simple framework of questions, best practice guidance and further information on sustainable design.
- 17.3.4** Users of the Toolkit can choose from any of the six development types to navigate a wealth of sustainable design guidance on issues such as climate change, water, materials and safety.

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Building Futures is an interactive Website which can be viewed at:

www.hertfordshire.gov.uk/microsites/building-futures/building-futures.aspx

- 17.3.5** The Government conducted a Housing Standards review in 2015, which integrated some voluntary standards into Building Regulations and created a suite of optional national housing standards that planning authorities can choose to include in local plans. Building Regulations change over time, while sustainable design and technology improves and becomes more viable as they become more established. East Herts Council aspires for all development to exceed national standards and Building Regulations where possible and developments will be expected to utilise the best available sustainable design and technology as possible.
- 17.3.6** The Building Research Establishment has established a new Home Quality Mark to replace the Code for Sustainable Homes which was revoked in the National Standards Review 2015. The Home Quality Mark is an independent assessment of the home's quality in terms of its contribution to the occupant's health and wellbeing, cost to maintain and energy efficiency for example. It is a voluntary standard which demonstrates that design and construction exceeds that required by Building Regulations and can be used as a tool when marketing and buying properties and may be used as a benchmark for proposals.

The Home Quality Mark guidance can be viewed at:

www.homequalitymark.com/standard

17.4 Planning Applications

- 17.4.1** 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 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, 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. To achieve this, applicants should ensure:

1. A comprehensive design process has been carried out including: a site and context appraisal and assessment of relevant policies; involvement with the local community; and the design of the development scheme based on assessment, involvement, and evaluation of information collected;
2. That in the design of the scheme there should be clear evidence that design principles based on the sustainable development objectives set out above have been followed, understood and integrated within the constraints of the development proposal. It is essential that skilled architects, landscape architects and drainage engineers are involved in the early stages of any development proposal, to ensure that the potential of any site can be maximised;
3. That where necessary, a Design and Access Statement has been completed and accompanies the application. The statement should make it clear how the proposal has integrated sustainable design principles into the scheme. The Statement should clearly justify the proposal by explaining how it will create safe, accessible, vibrant and sustainable development which respects its landscape setting and complies with British Standard 5837 (2012). Applicants will be encouraged to use the Building Futures Sustainable Design Toolkit and the Home Quality Mark within their Design and Access Statements.

Policy DES1 Masterplanning

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.

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.

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.

17.5 Design Codes

- 17.5.1** A Design Code is a set of specific rules or requirements to guide the physical development of a site or place. The aim of design coding is to provide clarity as to what constitutes acceptable design quality and thereby a level of certainty for developers and the local community alike that can help to accelerate the delivery of good quality new development.

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17.5.2 The District Council will consider using Design Codes where they will help to deliver high quality outcomes on particular sites/areas.

17.5.3 Where applicable, other forms of design guidance such as Neighbourhood Plans and Parish Design Guides may also be applied.

17.6 Design Reviews

17.6.1 The publication of the NPPF has re-iterated and reinforced the role of Design Reviews. Where appropriate the District Council will ensure that local design review arrangements are in place to provide assessment and support to ensure high standards of design.

17.6.2 The Hertfordshire Design Review Panel, has been set up to help planners, developers and designers realise the full potential of development schemes, providing a resource to support the delivery of high quality, sustainable design for those bringing forward development proposals.

17.6.3 The majority of schemes brought forward for review would be at the pre-application stage, i.e. at the early design stage. They would normally be major schemes as defined by their scale and nature, or which have a significant impact on the character of Hertfordshire's landscape, settlements and built form. Schemes submitted for review may include proposals for new housing, commercial development, infrastructure or community facilities (e.g. schools) as well as public realm and open space enhancement schemes.

17.7 Local Character and Amenity

17.7.1 Many features contribute to East Hertfordshire's character, including its historic environment, the landscape and the pattern of towns and villages, rivers and open spaces. This context makes the district a very attractive and desirable place to live.

17.7.2 Buildings and landscapes that demonstrate a distinct character and are aesthetically pleasing, contribute greatly to the success of a place. Some development proposals, (especially schemes involving a number of dwellings) can be bland and generic. However, if a development proposal is based on a sensitive understanding of site and context, it can exhibit a distinct character and identity while also belonging to the wider locality. For example, development in proximity to water spaces should respond to and incorporate the water space in the design to add to the character of development. Therefore successful development should respond to locally distinctive patterns of development, building methods and detailing, landscape and history.

17.7.3 If development is to be successfully integrated within the existing environment then scale is an important design element. When designing to the local character of building forms, patterns of development and the natural environment, the scale of new development should:

1. Avoid obscuring important views, vistas and skylines as established through a Landscape and Visual Impact Assessment;
2. Ensure the height and massing does not interrupt the rhythm of an existing building/roof line and overall streetscape, or detract from the local and wider area's character;
3. Respect the existing scale in the detailing and composition of elements such as windows, doors etc; and
4. Have regard for the principal users of development schemes so that buildings and infrastructure are scaled for their maximum benefit and enhance their experience of the space.
5. Have regard to the recommendations for managing change within a landscape as set out in the Landscape Character Assessment Supplementary Planning Document (2007).

17.7.4 Taller buildings are often more suited to key locations such as on corners, along principal routes, the end of vistas or around parks.

17.7.5 The layout, form, building details and massing of a development will have a great impact on a locality, and the opportunity to enhance, add variety and local distinctiveness. Layouts should observe good urban design principles, with a clear sense of public and private frontages and buildings, positively addressing public routes within and around a site. The layout and alignment of built form, plots and blocks should respect and be well integrated within the grain of the wider townscape and have regard to the Manual for Streets 2 (2010), which is a guidance document produced by the Chartered Institute for Highways and Transportation.

The Manual for Streets 2 can be downloaded from the CIHT website at:

www.ciht.org.uk

Landscape Character

17.7.6 Landscape is formed by many factors, including the underlying soils, climate, habitats and human influence, both past and present. Planning policy provides an important framework within which to protect and manage change within a landscape.

17.7.7 The rural landscape is of great significance to the character of East Herts. The district has a rich landscape of open fields and parklands shaped by river valleys and arable plateaux. Woodland accounts for 9.8% of total land cover, 11% of which is recorded by the Woodland Trust as being Ancient Woodland under threat. Hedgerows are also an important feature throughout Hertfordshire, reflecting the historic enclosure of agricultural fields and defining land ownership boundaries.

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Many hedgerows throughout the district are considered as being ‘important’ (as defined under the Hedgerow Regulations, 1997) and are key elements of green corridors, contributing towards wider ecological networks.

The Woodland Trust’s ‘Woodland Indicators by Local Authority (Non-unitary district councils), July 2016’ can be found at: www.woodlandtrust.org.uk/publications/

- 17.7.8** There are diverse landscape character areas and settlement patterns in the district which are assessed in the Council’s Landscape Character Assessment Supplementary Planning Document (September 2007). The document provides a structured evaluation of these landscapes, a landscape strategy and guidelines for strengthening, reinforcing, improving, reconstructing, conserving and restoring the character of each area. The document also provides a framework for assessing planning applications.
- 17.7.9** Landscape and Visual Impact Assessments and Landscape Sensitivity and Capacity Assessments should be submitted with planning applications where appropriate, detailing how these have informed the proposal, including mitigation where necessary.

The Landscape Character Assessment Supplementary Planning Document (2007, or as amended) can be viewed and downloaded at:

www.eastherts.gov.uk/spd

Policy DES2 Landscape Character

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.

II. Appropriate mitigation measures will be taken into account when considering the effect of development on landscape character/landscaping.

III. Where relevant, development proposals will have regard to the District Council's currently adopted Landscape Character Assessment Supplementary Planning Document.

Landscaping

17.7.10 Landscape issues must be regarded as an integral part of the site planning and layout phase of the design and development planning process. Careful and early consideration of design issues and the provision of adequate landscape information can help to avoid delays at a later stage. In assessing the landscape implications of planning applications the site context, proposed layout, future uses and maintenance all need to be taken into account and detailed in a Design and Access Statement.

17.7.11 The Council will not permit schemes that result in the net loss of landscape features of visual and biodiversity value, and all opportunities for new planting and habitat creation should be fully explored. In exceptional circumstances, where development would result in the loss of landscape features, appropriate compensatory planting or habitat creation will be sought. Replacement planting should consist of mature plants and species that have been carefully chosen based on their suitability for the conditions of the site and the local landscape character. Native species should be used where appropriate, particularly along rivers and their associated buffer zones, paying particular attention to the avoidance of invasive species. It is important that such planting schemes are monitored over time and action is taken to ensure agreed landscaping plans are fulfilled.

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- 17.7.12** Trees and hedgerows form an important part of our environment and, in the delivery of sustainable development, the retention and planting of new trees and hedgerows is crucial. Trees contribute to the amenity of the landscape and townscape, add maturity to new developments, make places more attractive and help soften the built environment. They also contribute to storm-water management, provide shading and improve air quality.
- 17.7.13** Advice on new planting and arboricultural constraints can be found in British Standard 5837 (2012), compliance with which is required where there are trees on or around the site.
- 17.7.14** Some types of development would benefit from a Design Statement, while a detailed landscape and visual assessment may be needed for particularly prominent development proposals. Major proposals may be subject to formal Environmental Impact Assessment (EIA) procedures. Planning Officers can advise on when these are needed and at what stage.
- 17.7.15** The Council welcomes landscape design which incorporates principles of green space infrastructure as well as sustainability such as use of local materials, low energy consumption for construction and maintenance, local recycling of water through surfaces which increase the permeability of the ground (such as SUDS or multifunctional green space), good pedestrian/cycle links and facilities to reduce car use.

Policy DES3 Landscaping

I. Development proposals must demonstrate how they will retain, protect and enhance existing landscape features which are of amenity and/or biodiversity value, in order to ensure that there is no net loss of such features.

II. Where losses are unavoidable and justified by other material considerations, compensatory planting or habitat creation will be sought either within or outside the development site. Replacement planting schemes should comprise mature, native species appropriate to the local conditions and landscape character, supported by a monitoring and replacement programme.

Major Developments

- 17.7.16** Proposals for major development should include attractive gateway features, focal points, landmarks and vistas; should include a variation in density to reflect different parts of the site, with higher densities along major internal routes, at gateways, and around local centres, and lower densities elsewhere, as appropriate; and should incorporate distinct character areas linked by well-defined points of transition to encourage movement through the site. In particular, priority should be given to public transport modes, pedestrians and cyclists.

17.7.17 Such large scale proposals should be designed using a comprehensive master planning approach to the whole site within its immediate and wider context, rather than following landownership parcels.

17.7.18 It is also important that layouts are configured in such a way that they are easy to understand, are vibrant, well-connected, inclusive, feel safe, and have clearly defined public and private spaces. While the Government's previous guidance 'By Design: Urban Design in the Planning System' was withdrawn in March 2014, the principles within the guidance are still relevant and provide a good framework for creating attractive and sustainable developments.

Public Realm and Inclusive Design

17.7.19 Public realm refers to all publicly accessible open spaces and public and civic building facilities, publicly owned streets, pathways, water spaces, rights of way and parks. For places to work and foster sustainable communities it is important that the public realm is of a high quality, feels safe, is inclusive to all social groups, and is adaptable to the changing needs of the community. This is achievable through:

1. Careful design that prioritises and promotes walking;
2. Design that encourages cycling, including through the provision of safe and secure cycle storage;
3. The quality and materials of the hard landscaping (paving, kerbs, walls etc);
4. Uncluttered and simplified street furniture, which includes the provision of clear and legible signage where necessary, electric vehicle charging points and recycling facilities;
5. Planting (trees, grassed areas, flowers, formal, semi-formal and informal planting);
6. Green space being retained, enhanced and integrated into the design of a development scheme, which may include the creation of space for local food production, community gardens or orchards. This can help to reinforce the quality and character of a place, increase biodiversity and deliver a wide range of environmental and health and wellbeing benefits as well as foster a sense of community;
7. Lighting being integral to the design and not added at the end. Lighting schemes should be designed to prevent light pollution;
8. Incorporating inclusive design features such as play areas, seating areas or rest places, and Wi-Fi technology; and
9. Public amenity space which is of a high standard and an adequate size for the development and needs of the community. Private and public space should be considered in the process of designing buildings and places. This prevents

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non-specific, unused and anti-social spaces being created. The impact of any security gates on the character and appearance and on social cohesion will be considered on a case by case basis.

17.7.20 The built environment should promote independent lifestyles particularly for those with restricted mobility, such as the elderly and the disabled, and also for those with young children. ‘Lifetime Neighbourhoods’ is an established concept to build inclusive communities, ensuring that age or disability does not prevent people from accessing basic amenities, green and open spaces, cultural facilities, places to meet and relax, and local shops and services. The layout and function of the public realm, including the provision of facilities such as toilets for public use and seating should be consciously planned into proposals at the outset.

17.7.21 Similarly, homes should be constructed to provide flexibility for occupants to adapt their living accommodation over time as their needs change. Policy HOU7 of the Housing Chapter sets out the Councils requirements for the construction of accessible and adaptable dwellings.

Innovation

17.7.22 Innovation can be incorporated into development schemes via building construction methods, building materials, and the use of new technologies (e.g. solar panels and passive ventilation). Innovation can be an important design element if it raises the standard of a development scheme by enhancing its performance, quality and aesthetics, resulting in its desirability, longevity and status. Innovation does not have to be limited to one-off developments or modern districts. If sensitive and intelligent design is utilised, new and old can co-exist without disguising one as the other.

17.7.23 The Council wishes to encourage good design without stifling innovation, originality or initiative. Permission will be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Small-scale Developments

17.7.24 Many developments that occur are of a small scale, often extensions to existing properties or the replacement of single dwellings. It is important that the character of the locality and the potential amenity impacts of these smaller developments respect the local character and do not significantly detract from the amenities of any neighbouring property by shadowing, loss of privacy, or similar.

Policy DES4 Design of Development

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:

(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), landscaping, environmental assets, and design features, having due regard to the design opportunities and constraints of a site;

(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;

(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;

(d) Incorporate high quality innovative design, new technologies and construction techniques, including zero or low carbon energy and water efficient, design and sustainable construction methods. 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;

(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;

(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 metrage.

II. Proposals must not prejudice the development opportunities of surrounding sites.

III. Development proposals which create new or have a significant impact on the public realm should:

(a) Maximise legibility and accessibility of the public realm through the layout of buildings, landmarks, use of colour, landscaping, paving, high quality public art, street furniture and infrastructure including clear and legible signposting, rest places and public toilets, in a way that maintains uncluttered spaces and enables easy navigation and movement through the space;

(b) Maximise opportunities for urban greening, for example through planting of trees and other soft landscaping wherever possible;

(c) Avoid creating 'left-over' spaces with no clear purpose or function;

(d) Ensure that long-term maintenance and management arrangements are in place for the public realm as appropriate.

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(e) Engage the Hertfordshire Design Review Panel as part of the Pre-application stage and throughout the Development Management process where appropriate.

17.8 Crime and Security

17.8.1 To ensure cohesive and sustainable places it is important that a sense of personal and community safety is present within the built environment. Various measures can be designed into development schemes, which can assist in discouraging crime and anti-social behaviour. Such measures include:

1. Places with well-defined interconnected routes and spaces;
2. Public and private spaces that are clearly defined;
3. Natural surveillance, by fronting buildings, parking and play areas onto the public realm;
4. Strategically placed effective lighting; and
5. Physical access control and security hardware such as CCTV.

17.8.2 The District Council supports the 'Secured by Design' initiative and will expect proposals for new residential or commercial development to incorporate crime prevention measures. Applicants are also advised to consult the Hertfordshire Constabulary Architectural Liaison Officer for advice on measures to facilitate crime prevention prior to the preparation of a detailed layout. Such advice is always subject to other planning criteria and policies as well as the requirements of the Building and Fire Regulations.

17.8.3 Security features should be designed in a sensitive manner which respects the overall character of the area. On shop fronts and commercial premises the use of architectural solutions combined with the use of an internal open lattice grille is preferred.

Policy DES5 Crime and Security

I. Developments should be designed to reduce the opportunity for crime by encouraging the natural surveillance of streets, footpaths, parking and communal areas, and the creation of areas of defensible space. Such measures should not significantly compromise the provision of high quality design and landscape schemes nor be prejudicial to the existing character of the area and public amenity.

II. Security features should be designed in a sensitive manner which respects the overall character of the frontage and location, whilst maintaining an attractive street scene and minimising light pollution.

17.9 Advertisements and Signs

- 17.9.1** The display of advertisements and signs is subject to complex and detailed regulations. In many cases it is necessary to obtain express consent from the local planning authority.
- 17.9.2** Advertisements and signs vary greatly in their purpose. Many are essential, even mandatory. Others are provided for the purpose of direction or information, or simply to announce a particular product, service or premises. Signs are most usually displayed on the land or premises to which they relate, but are sometimes positioned some distance away.
- 17.9.3** The impact of signs varies greatly. Individually, they may cause little offence, except where they are excessively large, or are insensitively located. However, it is often the cumulative effect of signs and notices that is likely to cause the greatest visual impact and detrimental effect.
- 17.9.4** In the rural area, many signs or advertisements could appear incongruous. It is acknowledged that commercial concerns in rural areas experience difficulty in announcing their premises, but a proliferation of signs would be detrimental to the landscape, and any unnecessary sign is likely to be resisted.

Policy DES6 Advertisements and Signs

- I. The number, size, siting, illumination, design, colour and materials of advertisements or signs, displayed on or close to a building, must respect the character and appearance of the environment, and the design, scale, features, function and setting of the building.
- II. Advertisements should avoid harm to amenity and public safety.
- III. The display of advertisements of an inappropriate size, siting, illumination, design, colour and materials, will not be permitted.

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Transport



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18.1 Introduction

- 18.1.1** National and local policies and guidance seek a reduction in the growth of car usage and the greater use of more sustainable modes of transport.
- 18.1.2** Locally, the over-arching transport policy document for the area is Hertfordshire's Local Transport Plan (HCC, 2011) (LTP3), which sets the framework for achieving a better transport system in Hertfordshire for the plan period 2011-31. The LTP has a number of associated daughter documents containing their own initiatives including: the Rail Strategy, Bus Strategy, Intalink Strategy, Cycling Strategy, Walking Strategy, Rural Strategy, Road Safety Strategy, and Rights of Way Improvement Plan.

The Hertfordshire Local Transport Plan 2011 can be viewed and downloaded at:

www.eastherts.gov.uk/evidencebase

- 18.1.3** Although the LTP identifies some specific schemes for implementation in the district, the majority of transport schemes have been identified through a rolling programme of Urban Transport Plans (UTPs) which identify how and where the strategic objectives and targets detailed in the county-wide LTP can be delivered at a local level. There is one adopted UTP affecting East Herts; the Hertford and Ware Urban Transport Plan (HCC, November 2010). For areas where significant development is planned or anticipated, HCC is in the process of introducing Growth & Transport Plans, to ensure that appropriate transport infrastructure (including optimal packages of measures) is identified and also that they be used to help to inform future potential major transport scheme decisions.

The Hertford and Ware Urban Transport Plan can be viewed and downloaded at:

www.eastherts.gov.uk/evidencebase

- 18.1.4** HCC is currently updating the County's transport planning framework, to ensure that the transport network is able to support and unlock growth, and is in the process of replacing LTP3 with a 'Hertfordshire 2050 Transport Vision'. This strategic plan for transport infrastructure will, when adopted, underpin major investment proposals in Hertfordshire's transport infrastructure.
- 18.1.5** While the primary responsibility for the delivery of transport provision in the district lies with Hertfordshire County Council as Highway Authority, East Herts Council has involvement in some aspects, mainly via the planning system, community transport, and the management and enforcement of parking.

- 18.1.6** New development can aid the improvement of the transport offer in the district by making the best use of existing infrastructure (including passenger transport), providing new components where necessary, and also by contributing to the improvement of passenger transport provision, walking and cycling. In enabling access to new development, the provision of safe sustainable travel alternatives can make these sustainable modes more attractive to users than the car. If provided from the outset they can help instil green travel patterns (which are harder to establish later), and as a consequence assist in reducing the carbon footprint made by the transport sector. “Green streets”, designed with a strong landscaped structure (which may include, trees, shrubs, verges and sustainable drainage systems), can assist in urban greening and their high amenity value can encourage walking and cycling.
- 18.1.7** Priority should focus on locating new residential development in close proximity to employment, retail, educational and leisure facilities and services, where good passenger transport exists, or where infrastructure and service provision can be improved. This approach can aid the local economy by supporting local services and facilities. Concentrating development in sustainable locations can also help benefit the wider economy via a reduction in congestion caused by additional generated trips over those occasioned by a more widely disbursed development pattern.
- 18.1.8** Travel Plans are an essential tool for facilitating development by creating sustainable transport access to, from and around a site. They are effective in managing travel demand, with the potential to contribute to a significant reduction in local and national traffic. They can also help assist in modal shift e.g. via lift sharing schemes, Smarter Choices, readily accessible public transport information, working from home, car clubs, etc. Travel Plans are administered by Hertfordshire County Council (as Transport Authority) and are submitted with planning applications, where applicable. Guidance on their preparation is available at www.hertfordshire.gov.uk/media/13474/documents/highways/developmentmanagement/travel-plan-guidance.pdf. However, despite the measures which Travel Plans may introduce, within the rural parts of the district the dispersed settlement pattern with related lower levels of passenger transport provision and attendant high levels of car dependency make the provision of realistic alternatives to the private car more challenging. Therefore, while supporting and encouraging a reduction in car usage, it is necessary to recognise the importance of private motorised transport in enabling the population of more rural locations to access key facilities and services.
- 18.1.9** Likewise, it should also be acknowledged that, in order to help mitigate the impact of development, the delivery of additional key road-based infrastructure measures may be necessary in certain situations to enable strategic growth in the district to occur. Key infrastructure requirements to enable delivery of the Plan are set out in Chapter 3, The Development Strategy.

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18.2 Sustainable Transport

18.2.1 The District Council, in recognising that the achievement of sustainable development underpins national planning policy, seeks to promote sustainable transport and improve accessibility as an important part of its District Plan policy approach. Key issues to be addressed include:

1. Minimising the need to travel;
2. Increasing choice and availability of sustainable transport options;
3. Prioritising sustainable travel modes in new developments;
4. Increasing connectivity and integration of sustainable transport modes;
5. Encouraging healthy communities by supporting walking and cycling;
6. Reducing congestion and carbon-dioxide emissions to improve air quality and health benefits for the District's residents and visitors (see also Policy EQ4 Air Quality).

18.2.2 Therefore, strong emphasis will be placed on seeking the provision of new bus, cycle and pedestrian transport routes and networks in addition to extending and strengthening existing provision, including through supporting community-led transport schemes.

18.2.3 It is, however, acknowledged by the Government, in the NPPF, that “different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas”. Therefore, where new development is sited away from urban areas it is recognised that there may be reduced scope for passenger transport service and/or other sustainable transport provision in some locations. However, every effort should be made to ensure that the best possible sustainable transport outcomes can be achieved for all new developments, irrespective of remoteness of location, and developers will be expected to demonstrate where specific circumstances indicate otherwise.

Policy TRA1 Sustainable Transport

I. To achieve accessibility improvements and promotion of sustainable transport in the district, development proposals should:

- (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) Where relevant, take account of the provisions of the Local Transport Plan;

(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;

(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

(g) Ensure that provision for the long-term maintenance of any of the above measures (c) (d) and (f) that are implemented is assured.

II. Where appropriate, contributions may be required towards the facilitation of strategic transportation schemes identified in the Local Transport Plan and other related strategies.

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.

18.3 Safe and Suitable Highway Access Arrangements and Mitigation

18.3.1 In designing new developments it is important that proposed access arrangements are both safe for users and suitable for the type of development and number of users proposed and trips predicted to be generated. Where additional trips are predicted from a site it is necessary to ensure that measures can commensurately mitigate the impact where possible. While the NPPF is clear that "development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe" (Paragraph 32, NPPF, CLG, 2012),

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developers should be able to demonstrate that transport provision associated with development proposals will be appropriate, both in terms of modal choice and the capacity of the highway network to accommodate additional trips.

- 18.3.2** However, it is important that proposed mitigation measures should not only achieve their transport objective but also respect the character of the area and not have a significant adverse effect on the wider environment and the amenity of local residents, e.g. through unacceptable trip generation levels, displacement parking, etc.

Policy TRA2 Safe and Suitable Highway Access Arrangements and Mitigation

Development proposals should ensure that safe and suitable access can be achieved for all users. Site layouts, access proposals and any measures designed to mitigate trip generation produced by the development should:

- (a) Be acceptable in highway safety terms;
- (b) Not result in any severe residual cumulative impact; and
- (c) Not have a significant detrimental effect on the character of the local environment.

18.4 Vehicle Parking Provision

- 18.4.1** The amount of parking provision associated with development can have a significant effect on the mode of transport used to access it. The restriction of provision at destination points can lead to greater use of sustainable transport from place of origin instead of car usage.
- 18.4.2** While the benefits of such restrictions are recognised in terms of reduced congestion, vehicle emissions etc, it is also important to ensure that they do not lead to displacement parking to other areas. Maintaining the vitality and viability of the district's market towns and service centres is also of key importance. Therefore, a balance needs to be achieved between restricting parking provision in new developments and ensuring that sufficient provision is made, while also ensuring that suitable parking facilities for cycles and powered two-wheelers are provided to encourage modal shift to sustainable transport options.
- 18.4.3** The Council's Supplementary Planning Document 'Vehicle Parking Provision at New Development, 2008' sets out the amount of parking spaces that should be provided in association with development and also offers guidance concerning the design and layout of such provision. This approach is supplemented by revised vehicle parking standards, which were agreed by the Council in July 2015. Additionally, a revised Vehicle Parking Supplementary Planning Document is to be prepared, to replace the 2008 version and the revised standards of 2015, which will also include updated guidance on design and layout issues.

The Vehicle Parking Provision at New Development Supplementary Planning Document (2008, or as amended) can be viewed and downloaded at:

www.eastherts.gov.uk/spd

- 18.4.4** It is important that the most efficient use is made of land. Therefore, where a car park is proposed for non-domestic use, it is sensible to consider whether it would be appropriate to allow for shared public use of the facility, as this may help to ease pressure for additional provision, especially when located in proximity to town centres or at retail centres.

Policy TRA3 Vehicle Parking Provision

I. Vehicle parking provision associated with development proposals will be assessed on a site-specific basis and should take into account the provisions of the District Council's currently adopted Supplementary Planning Document 'Vehicle Parking Provision at New Development'.

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.

III. Car parking should be integrated as a key element of design in development layouts to ensure good quality, safe, secure and attractive environments.

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.

V. For proposals involving residential development: 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 which will be assessed on a site-specific basis taking into account the provisions of the District Council's currently adopted Supplementary planning Document 'Vehicle Parking Provision at New Development'.

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Community Facilities, Leisure and Recreation



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19 Community Facilities, Leisure and Recreation

19.1 Introduction

- 19.1.1** In order for communities to be successful, it is vital that they are well served by a full range of services and infrastructure which are appropriate to people's needs and accessible to all.
- 19.1.2** One of the Council's priorities is to tackle health inequalities across the District and to improve and promote the health and wellbeing of East Herts residents. Well planned communities which are supported by accessible services and infrastructure can help create healthier environments.
- 19.1.3** Open space, sport, play and recreation facilities are important in enhancing people's quality of life. They also perform wider health and wellbeing functions, helping to build inclusive communities, promoting healthy lifestyles and protecting green spaces for reflection and relaxation. Similarly, community facilities play a significant role in developing the social wellbeing of individuals and communities by allowing activities and interests to grow outside of the home and the workplace. They also bring people together and help to establish new communities. Access to education is another key contributor to a sense of community and wellbeing.
- 19.1.4** The loss of open space, sport, play, recreation and community facilities which provide valuable public services could prove detrimental to community identity and sustainability. Safeguarding such facilities will help realise the full potential of existing buildings for community use and encourage re-use of appropriate buildings when they become available.
- 19.1.5** With an ageing population local access to healthcare facilities is an important part of everyday life, and the provision of such facilities within a community, accessible by a choice of sustainable travel options is vital. Facilities which assist in individuals maintaining a healthy and active old age will become more important in East Herts.

19.2 Open Space, Sport and Recreation

- 19.2.1** Regular physical exercise contributes to good levels of health and wellbeing. Aside from its benefits to the individual, increased participation in sport can also have wider benefits in tackling social exclusion and reducing anti-social behaviour. It is therefore important that people in all areas have access to good quality open spaces and the opportunity to participate in formal and informal recreation, including waterside and water based recreation. Open spaces often have multiple uses: those designated for outdoor recreation such as golf courses, public parks and allotments also form part of the wider green infrastructure network.
- 19.2.2** A high proportion of adults and children do not exercise regularly. Increasing participation rates in sport and recreation requires the co-ordinated efforts of many partner organisations. Open spaces and sports facilities are key community facilities which contribute towards health and wellbeing both directly and indirectly. Planning's

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role involves protecting existing assets, and promoting provision through the planning process by making sure that demands arising from new development do not result in a shortfall in the provision of facilities. Planning also has a role in promoting the provision and enhancement of new and existing facilities through a positive policy approach towards such development, and where necessary through site allocation.

- 19.2.3** Sport England is the Government agency which seeks to encourage people and communities to participate in active sport and recreation. It aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on robust and up-to-date assessments of need for all levels of sport and all sectors of the community. Sport England, working with the provisions of the NPPF, encourage local planning authorities to make direct reference to sport in local planning policy to protect, enhance and provide sports facilities, as well as helping to realise the wider benefits that participation in sport can bring. As such, Sport England has a role in protecting sports provision and is consulted where planning applications impact on such facilities. All proposals for new sports facilities such as swimming pools and sports halls will be expected to be designed in accordance with Sport England's design guidance to help ensure that facilities are fit for purpose and of a high quality design.

Sport England guidance on Planning for Sport can be viewed and downloaded from the Sport England Website at:

www.sportengland.org/facilities-planning/planning-for-sport/

Sport England guidance on the Design of Sports Facilities can be viewed and downloaded from the Sport England Website at:

www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance

- 19.2.4** The council has undertaken a number of technical studies that inform the preparation of the District Plan, in accordance with the requirements of the NPPF. These studies identify where there is a deficit of provision in particular sports and the need for new facilities. Applications will be expected to take account of the Council's most up-to-date evidence as appropriate. Given there are existing deficits in provision, the loss of facilities should only occur in tandem with their replacement by new and enhanced facilities, which will be required to be delivered prior to the commencement of development in order to ensure that replacement facilities are available to provide continuity for users.
- 19.2.5** Whilst individual open space requirements will be assessed on a site by site basis, the cumulative impacts of development on the wider network will also be considered. Open space should be central to the design of a scheme, be located to achieve good access for all residents and be designed to 'Active Design' standards. Open space should be seen as crucial to providing community cohesion and meeting the Council's health and wellbeing aspirations.

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19.2.6 Where play provision is included, facilities should be fit for purpose and sensitively located. Play is essential to children and young people's physical, social and cognitive development.

19.2.7 It is recognised that in certain circumstances on-site provision may not be the best planning solution to meet the community's requirements for additional open space/ facilities. In these circumstances, developers will be expected to provide financial contributions towards off-site provision in lieu of providing open space/ sports facilities on site. This approach will only be considered appropriate where this provides a better means of providing for the open spaces / sports facilities needs arising from the development.

The East Herts Open Spaces and Sports Facilities Assessment can be viewed and downloaded from the Council's Website at:

www.eastherts.gov.uk/evidencebase

19.2.8 Community Use Agreements will be sought to secure community use of new sports facilities provided on sites which may not usually be available for wider community access (e.g. educational or private sites) where these are provided as part of a mixed use development and where they offer an appropriate means of providing for the sports facilities needs arising from new development.

Policy CFLR1 Open Space, Sport and Recreation

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.

II. Commercial developments will be expected to provide adequate amenity space in addition to landscape and setting features.

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, including the creation of features which provide net benefits to biodiversity.

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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.

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.

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:

- (a) An assessment has been undertaken which has clearly shown that the facility is no longer needed in its current form; or
- (b) The loss resulting from the proposed development would be replaced by enhanced provision in terms of quantity and/or quality in a suitable location prior to the commencement of development (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); or
- (c) The development is for an alternative open space, sport and recreation facility, the need for which clearly outweigh the loss.

19.3 Local Green Space

19.3.1 The NPPF has introduced a new policy allowing local communities to identify green areas of particular importance to them for special protection. By designating land as 'Local Green Space' local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. Recognising the amenity, wildlife and leisure value of the 'green fingers' in Hertford and Bishop's Stortford, the Council has designated these areas as Local Green Spaces. Local communities, through Neighbourhood Plans, can also identify green areas of particular importance to them for special protection.

Policy CFLR2 Local Green Space

Development will be permitted only if it is consistent with the function, character and use of the Local Green Space to which it relates.

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19.4 Public Rights of Way

- 19.4.1** Rights of Way are footpaths, bridleways and byways which have public access. Hertfordshire has an extensive Rights of Way network of over 5,200 paths totalling more than 3,000km. These paths are shown on a map and have a written description in a legal record called the Definitive Map and Statement, which is looked after by Hertfordshire County Council's Rights of Way Service at County Hall, Hertford.

Further information on the County Council's Rights of Way Service can be viewed here:

www.hertfordshire.gov.uk/services/envplan/countrysideaccess/row/

- 19.4.2** The Public Rights of Way network has always been an asset for recreation or for the purpose of everyday use such as getting to the local shop or to a bus stop for example. This valuable resource, often taken for granted, now plays an even more important role with regards to people's health and wellbeing and can contribute towards reducing carbon emissions by encouraging travel on foot or by bicycle rather than by car. Public Rights of Way also help to boost tourism and therefore contribute towards the local economy. Without them it would be difficult for residents and visitors alike to access the countryside we have in and around East Herts.
- 19.4.3** Development proposals should therefore take full account of the need to protect and enhance Public Rights of Way.

Policy CFLR3 Public Rights of Way

Proposals for development must not adversely affect any Public Right of Way and, where possible, should incorporate measures to maintain and enhance the Rights of Way network.

19.5 Water Based Recreation

- 19.5.1** The district's many rivers, canals, lakes and other enclosed water areas such as former quarries and gravel pits offer many opportunities for recreation such as angling and boating as well as walking and cycling. Contributing to the character of the towns through which they flow, notably Bishop's Stortford, Hertford, Ware and Sawbridgeworth, these waterways are also primary habitats for vulnerable species of flora and fauna and as such it is necessary to ensure that recreational activities do not harm the very habitats that make them attractive to visitors.

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- 19.5.2** Any proposals for development needed to support water based recreation which might increase the recreational use of a stretch of waterway should be considered in conjunction with the Canal & River Trust as Navigation Authority to ensure there is no detrimental impact on other recreational users of the waterway or towpath.

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Policy CFLR4 Water Based Recreation

Proposals for water-based recreation will be supported in principle, where:

- (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 takes account of 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.

19.6 The Lee Valley Regional Park

- 19.6.1** The Lee Valley Regional Park is an important component of the district's green infrastructure defined by its openness, attractive and heritage rich landscapes, sites of nationally significant biodiversity and varied visitor attractions. The Park also has an important role to play in mitigating the impacts of climate change, managing increased flood risk, conserving and enhancing scarce resources (in particular water resources), offsetting urban heat island effects and meeting the open space needs of a growing population.
- 19.6.2** The Regional Park is statutorily designated for leisure, recreation, sport and nature conservation. It covers an area of 4,000 hectares and stretches for 26 miles along the River Lea from the River Thames in East London to Ware in Hertfordshire. Established by Parliament in 1967 the Regional Park was created to meet the recreation, leisure and nature conservation needs of London, Hertfordshire and Essex.
- 19.6.3** Approximately 440 hectares of the Park lie within East Herts, with 98.69% of it designated as Green Belt. This is an area of predominantly high quality landscape with a rural and unspoilt character and features of heritage significance. Gravel extraction has created a number of water areas, providing opportunities for angling, sailing and the creation of important wetland habitats which contribute to the intimate and semi-enclosed landscape character of the area. The landscape both within and beyond the Park boundaries provides a setting for every event and activity within the Park making a key contribution to the quality of the visitor experience.

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19.6.4 Key sites of nature conservation interest within the Park include two Sites of Special Scientific Interest (SSSIs) at Amwell and Rye Meads Local Nature Reserves which form part of the Lee Valley Special Protection Area (SPA) and Ramsar site. Existing and new connections with adjoining green infrastructure networks (e.g. to the west with Wormley/Hoddesdonpark Woods, to the north with Kings Meads and to the east along the Stort Valley) are to be enhanced, protected and promoted. Further information on the Council's approach to nature conservation and green infrastructure can be found in Chapter 20: Natural Environment.

19.6.5 The Regional Park Authority Plan guides development and the use of the waterways within the Regional Park. The current Lee Valley Regional Park Development Framework was adopted in July 2010, with Thematic Proposals adopted in January 2011, and consists of two parts:

- Part one: outlines the policies and objectives for the regional park, providing the strategic policy framework for its future use and development.
- Part two: consists of particular proposals for the future use and development of individual sites and areas that collectively form the totality of the regional park.

Full details of the Park Development Framework and Area Proposals can be found at:
www.leevalleypark.org.uk/parkframework/home/

19.6.6 The District Council will support and work with the Regional Park Authority and other stakeholders to deliver the Park Plan 2000 and the Park Development Framework Area Proposals where these improve leisure and sporting opportunities for local communities, enhance access to open space and nature, and help expand educational, volunteering and health related activities.

Policy CFLR5 The Lee Valley Regional Park

I. The District Council supports the Lee Valley Regional Park Development Framework, which will be treated as a material consideration in the determination of planning applications in this area.

II. Proposals for leisure related developments within the Lee Valley Regional Park will be supported in principle provided that intensive land-use leisure activities and associated buildings are located as unobtrusively as possible near existing settlements and do not conflict with other policies within this Plan.

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19.7 Equine Development

- 19.7.1** Equestrian related activities are popular forms of recreation and economic development in the countryside. These uses, including riding schools and stables, can fit in well with agricultural activities and help to diversify the rural economy. The Council will support equine development that maintains environmental quality and the character of the countryside.
- 19.7.2** While equestrian development can be appropriate in the open countryside, the cumulative impact of horse related activities and associated buildings can have an adverse impact on the character and appearance of rural areas. Existing buildings should, wherever possible, be re-used. New buildings for horse related activities, including stables, field shelters and tack rooms should be no larger than is essential. In most cases isolated development is unlikely to be acceptable.
- 19.7.3** All equestrian development, whether domestic or commercial, should be of an appropriate scale and design and careful attention should be given to siting, materials and landscaping to avoid an adverse impact on the countryside. Particular care will be needed where floodlighting is proposed in order to avoid an unacceptable impact on residential amenity. In assessing any application, regard will be had to the British Horse Society standards for grazing. Where commercial development is proposed in the Green Belt, the requirement to demonstrate 'very special circumstances' in accordance with the NPPF will apply.

Policy CFLR6 Equine Development

I. Proposals for equine development, whether domestic or commercial, will be permitted when the following criteria are met:

- (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;
- (d) The amenity of nearby residential properties is not adversely affected, for example, in relation to floodlighting, noise and disturbance;
- (e) The proposal would not (by itself or cumulatively) have a significant adverse impact in terms of traffic generation;
- (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;
- (g) The proposal does not conflict with other policies within this Plan.

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II. Where commercial equestrian development is proposed in the Green Belt, the requirement to demonstrate 'very special circumstances' will apply in accordance with the NPPF.

III. 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.

19.8 Community Facilities

- 19.8.1** 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; household waste recycling centres; 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.
- 19.8.2** Urban and rural communities require access to core community facilities. The requirement for facilities is evolving in response to changes in the needs of the local population. As the proportion of people over 65 increases, so demand for facilities catering for older people will rise. New facilities and services including crematoria and burial space may be needed, particularly where a significant amount of new housing is proposed.
- 19.8.3** Planning can help co-ordinate the provision of new facilities and new housing development, and obtain appropriate developer contributions. It can also resist the loss of existing facilities. The District Council will require that proposals for change of use are supported by evidence that the particular facility is no longer viable and explain the options that have been investigated to maintain the service. As new developments require good access to facilities and create additional demand for existing facilities, so any shortfall in provision arising as a result of new development, must be addressed as part of the development.
- 19.8.4** Within villages and the rural area, community facilities are vital to residents, often providing a lifeline for those unable to get into town on a regular basis. The loss of local village shops, post-offices and pubs can be a substantial loss to the local community.
- 19.8.5** Under the Localism Act, voluntary and community organisations can nominate an asset to be included on a list of 'assets of community value'. This list is managed by the Council. If a landowner wants to sell a registered property, they must tell the Council. If a group wants to buy the asset, they can trigger a six month moratorium

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to give them a chance to raise the money but the landowner can still sell at the going market rate. This period gives community groups some time to develop a proposal and raise the required capital to bid for the property when it comes onto the open market at the end of the moratorium period, thus retaining a valued facility for community use.

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More information on Assets of Community Value can be found on the Council's Website at: www.eastherts.gov.uk/communityassets

- 19.8.6** Village halls also play a valuable role within rural communities, accommodating a variety of uses such as crèches, youth clubs, doctor's surgeries, as well as providing a venue for social events. New facilities can be designed to accommodate both indoor and outdoor sporting activities, and even small scale business hubs, further boosting the viability of the facility to all age groups and users.
- 19.8.7** Facilities used for the practice of faith or culture are important buildings within communities and offer the opportunity to bring people together through the sharing of space and facilities.
- 19.8.8** Public houses play an important role in rural communities, providing a social venue, local employment opportunities and adding to the vitality of a village.
- 19.8.9** In circumstances where minor extensions or alterations to existing premises are essential to the continued viability of the business and the vitality of the village then these may be permitted in accordance with Policy CFLR7 below.

Policy CFLR7 Community Facilities

I. The provision of adequate and appropriately located community facilities will be sought in conjunction with new development.

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.

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:

- (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;

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(c) Should take measures to integrate such facilities into the landscape, including the creation of features which provide 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.

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.

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 uses.

Policy CFLR8 Loss of Community Facilities

I. Proposals that result in the loss of uses, buildings or land for public or community use will be refused unless:

(a) An assessment has been undertaken which has clearly shown that the facility is no longer needed in its current form; or

(b) The loss resulting from the proposed development would be replaced by enhanced provision in terms of quantity and/or quality in a suitable location; or

(c) The development is for an alternative community facility, the need for which clearly outweigh the loss.

19.9 Health and Wellbeing

19.9.1 The NPPF requires planners to consider health in a range of different ways. The framework's presumption in favour of sustainable development highlights the importance of achieving social, economic and environmental objectives (health and wellbeing encompasses all three). The Health and Social Care Act, which came into force in April 2013, introduced a new public health landscape. Within Hertfordshire, the previous NHS Primary Care Trust configuration has been reshaped into the Herts County Council Public Health Directorate working with District and Borough Councils in a two-tier formation, along with other vital health partners, statutory and voluntary, addressing local health need.

19.9.2 The Hertfordshire Health and Wellbeing Strategy (2013-2016) was developed at this time with nine priorities and is to be refreshed in 2016. Hertfordshire County Council also has its own Public Health Strategy (2013-2017). In addition, the East

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Herts Health and Wellbeing Strategy (2013) supports the life course approach to health which looks at the people, places and communities they live in, seeking to provide the best potential for improved health outcomes from birth to grave.

19.9.3 The following priority elements are foundation principles of the East Herts Health and Wellbeing Strategy:

1. Healthy children starting off well;
2. Empowering children, young people and adults to achieve their life potential;
3. Creating health and work together;
4. Promoting positive health and wellbeing life quality for all;
5. Healthy places and sustainable communities;
6. Pro-active health prevention.

19.9.4 Priorities 2, 5 and 6 have particular links with planning. Priority 2 refers to enabling the best possible life opportunities for all ages of population. Examples of this which relate to planning opportunities could involve the design of communities and towns that enable good community cohesion.

19.9.5 Priority 5 connects with the contribution planning can have in shaping infrastructure from residential dwellings and office developments to the ways in which these are sustainably connected and enable a richer environment for encouraging behaviour change and healthy lifestyle living.

19.9.6 Priority 6 is an active contributor in balancing economic burdens that are associated in treating individuals affected by illness and poor health. Examples of life-long homes that can be adapted easily as an individual passes through different life stages can help maintain independence. A community setting where these homes are located with opportunities to walk and exercise could impact a person's health potential positively both in terms of physical health and their social wellbeing because of a supportive neighbourly environment, enabling social connections.

The Health Summary for the East and North Hertfordshire Clinical Commissioning Group area can be viewed and downloaded from the NHS East and North Hertfordshire CCG Website at: www.enhertsccg.nhs.uk/

Local Health Profiles can be viewed on the Public Health England Website at: www.apho.org.uk/

The East Herts Health and Wellbeing Strategy (2013-2018) can be viewed and downloaded from the Council's Website at: www.eastherts.gov.uk/wellbeing

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- 19.9.7** The planning system can play an important role in creating healthy, inclusive communities. This could include, for example, measures aimed at reducing health inequalities, encouraging physical activity, improving mental health and wellbeing, and improving air quality to reduce the incidence of respiratory disease.
- 19.9.8** The County Council's Public Health Department is preparing a Health and Wellbeing Planning Guidance document defining its expectations to developers in the delivery of healthy development and communities, with signposts to further advice. This will be available at: www.hertfordshire.gov.uk/services/healthsoc/healthherts/
- 19.9.9** Sport England and Public Health England have produced 'Active Design', a set of guidelines and principles on creating developments that encourage physical activity and to promote opportunities for sport and physical activity in the design and layout of development:

Sport England's Active Design guidance can be viewed and downloaded from the Sport England Website at: www.sportengland.org

- 19.9.10** Major applications will be expected to demonstrate how they will make provision for additional healthcare facilities. Strategic allocations will be expected to make full provision on-site, or in agreement with NHS England and East & North Herts Clinical Commissioning Group, improvements to existing facilities may be appropriate where this provides the most effective provision for patients.

Policy CFLR9 Health and Wellbeing

I. All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular, regard shall be had to providing the necessary infrastructure to encourage physical exercise and health, including accessible open space, vegetation and landscaping, sport and recreation facilities, cultural facilities and safe, well promoted, walking and cycling routes.

II. Where new health facilities are planned, these should be located where there is a choice of sustainable travel options and should be accessible to all members of the community.

III. Contributions towards new or enhanced health care facilities will be sought to ensure the health care requirements arising from new developments are met and to prevent a shortfall or worsening of provision.

IV. Where new facilities for community use, including for the practice of faith, are planned, these should be of a flexible design to enable multiple uses throughout the day and should be located where there is a choice of sustainable travel options.

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19.10 Education

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- 19.10.1** Access to education is a key contributor to a sense of community and wellbeing. Often schools are the focus of a community, particularly where early years education, extra-curricular activities or public access to facilities are offered. Educational attainment is the keystone of any economy and it is important that access to such facilities is available to the very young through to adult learning opportunities. Ensuring that sufficient school places are available to support development is an integral part of delivering sustainable communities.
- 19.10.2** The Government is committed to ensuring that there is sufficient provision to meet growing demand for school places, through increasing choice and opportunity in state funded education. This commitment is reflected in the NPPF. Local authorities are required to give full and thorough consideration to the importance of enabling development of state-funded schools in their planning decisions.
- 19.10.3** Hertfordshire has experienced a significant rise in the demand for school places across the County in recent years in line with the picture nationally. Hertfordshire County Council (HCC) has a statutory duty to ensure sufficient school places within its area. However, HCC does not control the admissions or management of many schools across the County. As the district's population grows demand for school places will continue to increase, placing pressure on existing facilities. It is therefore vital that where housing growth results in increased demand this should provide for investment across each education tier to ensure there are enough places to serve the district's pupils within their community.
- 19.10.4** Applicants should work with Hertfordshire County Council, the District Council and other neighbouring local authorities to identify the education needs arising from development and to ensure that appropriate provision is made in the form of new or enhanced facilities. Major applications will be expected to demonstrate how they have provided for additional school places. The strategic allocations will be expected to make full provision on-site, or contribute towards improving or extending existing facilities where this is the most effective option.

Policy CFLR10 Education

I. Development that creates a potential increase in demand for education will be required to make appropriate provision for new facilities either on-site or by making a suitable contribution towards the improvement or expansion of nearby existing facilities. Applicants will be expected to work in partnership with Hertfordshire County Council and other neighbouring local authorities with a duty for ensuring that there are sufficient school places available to serve new housing developments, to ensure appropriate facilities are provided.

II. Proposals which fail to make appropriate provision for the education of its future residents will be refused.

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III. Proposals for the creation of new or extended education facilities for all ages should:

- (a) Be in an accessible location, served by a choice of sustainable travel options;
- (b) Be of the highest quality of design which offers flexible use of facilities, in order to ensure the various needs of the community can be met, in accordance with Policy DES4 (Design of Development) (see also Policy ED6 (Lifelong Learning));
- (c) Provide or retain a suitable provision of outdoor recreation space and playing fields, in accordance with Policy CFLR1 (Open Space, Sport and Recreation); and
- (d) Be designed to facilitate the community use of facilities, in accordance with Policy CFLR7 (Community Facilities) and Policy CFLR1 (Open Space, Sport and Recreation).



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Natural Environment



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20 Natural Environment

20.1 Introduction

- 20.1.1** The natural environment is one of the district's greatest resources. Environmental quality is however under threat from many directions. The District Council is therefore committed to conserving and enhancing those important landscape and townscape elements which form a key part of the district's character and the quality of life of its residents.

20.2 Nature Conservation

- 20.2.1** Nature conservation is an integral part of the planning system and as such needs to be taken into consideration in any development. Ensuring that future generations can enjoy the district's rich geological and biological inheritance as well as the wider experience that a healthy, functioning natural environment can provide means that we must continue to improve the protection and management of what we have today.
- 20.2.2** To assist with this, the most important areas in the district are identified on the Policies Map. These include sites of international, national and local importance. The sites are correct at the time of publication of the District Plan but may be subject to change through future reviews. The Council will continue to work with the Hertfordshire Environmental Records Centre as the primary resource for ecological data in the County. Applicants will be expected to seek the advice of the Herts and Middlesex Wildlife Trust, the Hertfordshire Environmental Records Centre, Hertfordshire Ecology at the County Council, Natural England, and other advisory groups where appropriate, where proposals affect or have the potential to affect the natural environment and nature conservation assets, including valued landscapes, geological conservation interests and soils.

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Table 20.1 Designated Environmental Assets

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Type of designation	Purpose of designation
International Special Areas of Conservation (SAC)	Classification under the European Union's Habitats Directive of areas of value for species, plants and habitats. Together with SPAs, SACs form part of the Natura 2000 system.
International Special Protection Areas (SPA)	Classification under the Birds Directive to protect internationally valuable populations of eligible bird species.
International Ramsar Sites	Designation under the Ramsar Convention for wetlands of international importance.
National Sites of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981. Protection of the most significant sites for the conservation of wildlife (species & habitats) and/or geology.
National National Nature Reserves (NNR)	Areas managed for either (or both) the preservation of flora, fauna, geological and physiological features of special interest or to provide opportunities to study fauna, flora and their physical conditions.
At Least Local Local Nature Reserves (LNR)	Places of special local wildlife, geological or educational interest or significance identified by local authorities. Where these sites are also designated as SSSIs they will be of national importance.
Local Local Wildlife Sites (LWS)	Designated land of local and regional importance defined as discrete areas of land considered to be of significance for their wildlife features. They are the most important places for wildlife outside legally protected land such as SSSIs and can be as ecologically valuable as SSSI.

20.2.3 Sites of international importance currently designated within the district include:

- Wormley-Hoddesdonpark Woods – Special Area of Conservation (SAC)

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- Rye Meads and Amwell Quarry – components of the Lee Valley Special Protection Area (SPA)
- Rye Meads and Amwell Quarry – components of the Lee Valley Ramsar Site

- 20.2.4** All international sites in the district are also designated as SSSI's. SSSI's are a representative sample of England's finest wildlife and geological sites. Natural England, under the Wildlife and Countryside Act 1981 (as amended), is responsible for designating and assessing these sites working closely with landowners and site managers to ensure that targets to maintain and improve their condition are met. The 2012 Government Strategy 'Biodiversity 2020' set out commitments to bring 50% of the total area of SSSI's into 'favourable condition' by 2020. There are 16 SSSI's in the district.
- 20.2.5** The only National Nature Reserve (NNR) in Hertfordshire is located in the south of the district at Broxbourne-Hoddesdonpark Woods. The Nature Reserve contains several woodlands of SSSI status, which are home to many rare and scarce woodland wildlife.
- 20.2.6** Advice should be sought from Natural England for any proposals that may potentially affect an international or national site. In respect of the Wormley-Hoddesdonpark Woods SAC, the Council will work with partners to identify strategic initiatives to manage the impacts of recreational use.
- 20.2.7** Local Wildlife Sites in the district are identified by the Hertfordshire Local Wildlife Sites Partnership which is a partnership approach to the identification, selection, assessment and protection of Local Wildlife Sites in the County, led and coordinated by the Herts and Middlesex Wildlife Trust. Local Wildlife Sites (WS) are considered to be of significance for wildlife in at least a district context. There are currently 543 Local Wildlife Sites in the district covering 3,442 hectares. There are also 14 Herts and Middlesex Wildlife Trust Reserves in the district, seven of which are SSSIs and one, Waterford Heath, is a Local Nature Reserve (LNR) (under the National Parks and Access to the Countryside Act, 1949, as amended).
- 20.2.8** Distinctions will be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status and appropriate weight will be given to their importance and the contribution they make to wider ecological networks. It is however, important that opportunities are taken to enhance biodiversity wherever possible, especially in urban areas, as even non-designated environments contribute significantly to the success of the wider ecological network.
- 20.2.9** The NPPF requires local planning authorities to apply a mitigation hierarchy of avoidance, mitigation and compensation, with distinctions made between international, national and locally designated sites. In the context of the natural environment this means that policies should seek to create net gains in biodiversity, to avoid adverse impacts by considering alternative options, to use mitigation measures where avoidance is not possible and as a last resort to use compensatory measures. Where these measures cannot be achieved, the NPPF makes it clear that permission should be refused.

20.2.10 In order to objectively assess net ecological impacts and therefore achieve net gains in biodiversity, it is vital that a fair, robust mechanism for measuring these impacts is applied. To ensure they are consistently quantified, applications must be accompanied by a Biodiversity Impact Assessment using the locally approved DEFRA Biodiversity Metric where appropriate.

20.2.11 It is important that a consistent, acceptable standard of supporting ecological information is supplied with planning applications. In order to ensure this, it will be expected that ecological information is presented in accordance with the British Standard on Planning and Biodiversity – BS42020 2013 Biodiversity – Code of practice for planning and development.

The Natural England Impact Risk Zone Tool, which is designed to help local planning authorities and developers to assess whether a proposed development is likely to affect SSSIs can be found at: www.gov.uk/government/organisations/natural-england

Policy NE1 International, National and Locally Designated Nature Conservation Sites

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 designated site, will not be permitted unless it can be demonstrated that there are material considerations 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.

II. 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 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. Where insufficient data is provided, permission will be refused.

III. Where a site of International or National designation for nature conservation importance is adversely affected by the proposals, permission will only be permitted where the Council is satisfied that:

- (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; or
- (b) There are imperative reasons of overriding public interest relating to human health, public safety or benefits of primary importance to the environment; and in either case
- (c) There are no satisfactory alternatives to the proposal.

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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 will be sought, commensurate to the importance of the site in terms of its status in the hierarchy and the contribution it makes to the wider ecological networks.

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 commensurate to the type and scale of development. Compensatory measures can be situated on or off the development site. The availability of compensatory measures will be a material consideration in the determination of development proposals.

VI. Ecological impacts will be quantified by utilising and taking into account a locally approved Biodiversity Metric where appropriate. Development must demonstrate a net gain in ecological units. Ecological information must be supplied in accordance with BS 42020 2013.

NE2 Sites or Features of Nature Conservation Interest (Non-Designated)

I. All proposals should achieve a net gain in biodiversity where it is feasible and proportionate to do so, as measured by using and taking into account a locally approved Biodiversity Metric, and avoid harm to, or the loss of features that contribute to the local and wider ecological network.

II. Proposals will be expected to apply the mitigation hierarchy of avoidance, mitigation and compensation, as set out in the NPPF, and integrate ecologically beneficial planting and landscaping into the overall design.

20.3 Species and Habitats

20.3.1 The planning system has a central role to play through resisting development proposals that may irreversibly damage important species or habitats, by enhancing biodiversity through incorporating mitigation and enhancements and by securing long-term favourable management of biodiversity rich sites.

20.3.2 Biodiversity describes the number and variety of species of plants and animals within a habitat and also the diversity of habitats within an ecosystem. Biodiversity has economic importance, adds to our quality of life and contributes to local distinctiveness as well as securing Ecosystem Services such as pollination, hydrology and pest control for example.

- 20.3.3** Whilst protecting priority species and habitats (as listed under Section 41 of the Natural Environment and Rural Communities Act 2006) is important, if biodiversity is to be genuinely enhanced, the conservation of all wildlife and habitats needs to be at the centre of development and planning decision making. It must be recognised that Biodiversity does not only exist on priority habitat sites. Lower quality habitats contribute significantly to the biodiversity of an area. Indeed the vast majority of biodiversity in this country is dependent on non-priority habitat. Through use of the locally approved Biodiversity Metric where appropriate, the ecological value of these habitats can be quantified and properly reflected in the planning process. Their value in planning terms will be less than that of priority habitat and commensurate with the contribution they make to the wider ecosystem, as informed by the calculator.

A list of Species and Habitats of Principle Importance, as published in Section 41 of the Natural Environment and Rural Communities Act 2006, can be viewed in the form of a spread-sheet at: www.gov.uk/government/organisations/natural-england

Government legislation exists which places legal obligations on Local Planning Authorities and landowners with regards to the protection and enhancement of European Sites, protected species and Sites of Special Scientific Interest. More information can be viewed on the Government's document website at: www.gov.uk

The Herts and Middlesex Wildlife Trust website also contains a useful list of relevant environmental law at: www.hertswildlifetrust.org.uk

- 20.3.4** While there are no longer national habitat or species targets, the Hertfordshire Biodiversity Action Plan (2006) identifies those habitats and species which are a priority for conservation and is a valuable source of information on the county's natural assets.
- 20.3.5** The Hertfordshire Local Nature Partnership (LNP), working in conjunction with Herts and Middlesex Wildlife Trust, Hertfordshire County Council and Natural England have recently published an up-to-date report on Hertfordshire's habitats which identifies areas where new habitats should be created to support the wider ecological network. The LNP has also produced a suite of guiding principles to assist with planning for the natural environment. The Council will expect proposals to be prepared in line with these documents.

The Local Nature Partnership guidance can be viewed at:

www.hertswildlifetrust.org.uk/local-nature-partnership

The Hertfordshire Biodiversity Action Plan (2006) can be viewed and downloaded from the Hertfordshire Environmental Forum at:

www.hef.org.uk/nature/biodiversity_vision/

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- 20.3.6** Development should be planned to avoid habitat loss and fragmentation, and opportunities should be sought to improve ecological connectivity, including through the creation, restoration and enhancement of linking habitats and ‘stepping stones’ through the landscape. Any development should minimise impacts on biodiversity and provide net gains for nature where possible. This involves safeguarding and enhancing biodiversity already present, providing new areas of habitat appropriate to the ecology of the area and integrating biodiversity within new development. Changes in land management (field margins and crop rotations for example) can make significant contributions to biodiversity. Simple features such as integrated bat and bird boxes within the fabric of new buildings can be very effective in ensuring a continued supply of roosting opportunities for urban wildlife. Encouragement will be given to proposals which improve the biodiversity value of sites and to the establishment of local nature reserves where the nature conservation and landscape interest of the site will be protected and enhanced.
- 20.3.7** Where there is a ‘reasonable likelihood’ of the presence of European or Nationally Protected Species, surveys must be completed and avoidance/ mitigation/ compensation measures agreed before permission can be granted. Surveys cannot be conditioned except in exceptional circumstances because if decisions are made without this information, all material considerations cannot have been addressed in reaching a position.
- 20.3.8** Where there is evidence of European Protected Species (EPS) such as bats, great crested newts, dormice or otters, the Council will apply the following three derogation tests as required by the European Habitats and Birds Directives:
- The activity must be for imperative reasons of overriding public interest or for public health and safety;
 - There must be no satisfactory alternative; and
 - Favourable conservation status of the species must be maintained.
- 20.3.9** Where damage to a species or habitat is unavoidable, development should be designed to conserve as much of the original habitat as possible and retain and protect wildlife corridors. It should seek to avoid damage to, or adverse effects upon, existing biodiversity (species and habitats) through appropriate site design.
- 20.3.10** There may be potential opportunities to provide new benefits for wildlife, for example by habitat creation or enhancement, whether or not significant harm to species or habitats is anticipated. Examples of how enhancements could be achieved include:
- Planting native trees and species rich shrubs and hedgerows of local provenance
 - Creation of orchards, wildflower grasslands and nature reserves
 - Connecting existing habitats and enhancing migratory routes with additional planting (including green roofs and walls and hedgerows)

- Creation of ponds
- Provision of integrated roosting opportunities for bats and birds
- River or stream restoration
- Sustainable Urban Drainage Systems

20.3.11 Planning obligations and conditions may be used to secure agreed measures such as mitigation or compensation. Mitigation measures could involve some of the following:

- Timing the development of sites to avoid the breeding seasons or hibernation periods for species present
- Creating buffer zones between sensitive areas and development areas to reduce disturbance to habitats
- Ensuring that development is designed to enable the movement of wildlife to continue

20.3.12 Compensation which in most cases should be a last resort, involves creating new replacement habitats either on-site or off-site in the form of biodiversity offsetting. However, compensation for a lost habitat will not make an unacceptable development acceptable. Biodiversity offsetting is not designed to be applied to priority habitats.

20.3.13 The waterside environment is particularly rich providing habitat in its own right as well as critical connectivity through the landscape. The value of a waterway is significantly enhanced if it is buffered by complimentary habitat. In accordance with Environment Agency directives, development will be expected to conserve and enhance the aquatic environment and where possible restore the negative impact of previous development – e.g. the naturalisation of canalised or culverted water courses.

Policy NE3 Species and Habitats

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 a locally approved Biodiversity Metric where appropriate. Submitted information must be consistent with BS 42020 2013. Where insufficient data is provided, permission will be refused.

II. Proposals should detail how physical features will be maintained in the long term.

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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.

IV. Proposals will be expected to protect and enhance locally important biodiversity sites and other notable ecological features of conservation value.

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).

VI. Where adverse impacts are unavoidable, appropriate mitigation and compensation measures must be employed, commensurate to the importance, the legal protection or other status of the species or habitat. The District Council will impose conditions / planning obligations which seek to:

- (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.

VII. Development adjoining rivers or streams will be required to preserve or enhance the water environment in accordance with Policy WAT3 (Water Quality and the Water Environment).

VIII. Integrated bird and bat boxes will be expected in all development bordering public green space and beneficial habitat.

20.4 Green Infrastructure

20.4.1 The NPPF describes Green Infrastructure as “a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities” (Annex 2: Glossary, NPPF, CLG, 2012).

20.4.2 The Council's Green Infrastructure Plan (part of a county-wide suite of Green Infrastructure Plans) provides an overview of existing green infrastructure assets within the district, considers opportunities for the enhancement and creation of new assets, outlines a series of potential projects and provides advice on delivering

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green infrastructure proposals. More information on the ecological networks in the district can also be found in the Local Nature Partnership's Ecological Network Report.

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The Council's Green Infrastructure Plan can be viewed and downloaded from the Council's Website at: www.eastherts.gov.uk/evidencebase

- 20.4.3** East Herts has a rich green infrastructure resource centred on the principal river valleys of the Lee, Mimram, Beane, Quin, Rib, Ash and Stort in addition to a varied mosaic of landscape and habitat types, such as grassland, ancient and plantation woodland and farmland of importance to wildlife. However, through time and changing pressures on the use of land, these habitats have become fragmented and disconnected. While these sites still contribute towards the district's green infrastructure, improvements are necessary in order to strengthen their quality, connectedness and resilience to changing climates and the impact of human activity, and to provide opportunities for other green infrastructure functions.
- 20.4.4** Street trees, gardens, waterways, public parks and open spaces all contribute to urban green infrastructure. Quite often such urban green infrastructure is the only 'natural environment' we connect with on a day-to-day basis. Yet these features contribute significantly in cleaning and cooling the air, preventing flooding, providing 'stepping stones' for wildlife and for recreational activity and enjoyment. It is therefore important that changes to the district's urban environments contribute to the wider green infrastructure network.
- 20.4.5** It is important to remember that habitats and landscapes in East Herts are part of a wider network of green infrastructure that pays no heed to local authority boundaries. For example, the woodland to the south of the District forms part of the swathe of woodland and other habitats that stretch around London, which is part of the 'GreenArc' approach, which seeks to maintain and enhance these valuable assets around London, which is commonly known as the GreenArc. Development should therefore be planned to avoid habitat loss and fragmentation, and opportunities should be sought to improve ecological connectivity, including through the creation, restoration and enhancement of linking habitats and 'stepping stones' through the landscape.
- 20.4.6** The Council welcomes the use of green infrastructure as an alternative solution to 'grey' infrastructure (such as water management and waste). Such schemes can provide opportunities for flood attenuation and public open spaces and can often be cheaper to construct and maintain.

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- 20.4.7** Applicants will be expected to seek the advice of the Herts and Middlesex Wildlife Trust, the Hertfordshire Environmental Records Centre, Hertfordshire Ecology at the County Council, Countryside Management Service, Natural England, and other relevant local nature partnerships where appropriate, where proposals affect or have the potential to enhance green infrastructure and nature conservation assets.

Policy NE4 Green Infrastructure

I. A diverse network of accessible, multi-functional green infrastructure across the district will be protected and enhanced for its biodiversity, recreational, accessibility, health and landscape value and for the contribution it makes towards combating climate change.

II. Development proposals should:

- (a) Avoid the loss, fragmentation or functionality of the green infrastructure network, including within the built environment, such as access to urban waterways;
- (b) Maximise opportunities for improvement to the green infrastructure network in accordance with the Council's Green Infrastructure Plan, its Parks and Open Spaces Strategy, the Hertfordshire Biodiversity Action Plan, Living Landscape Schemes, locally identified Nature Improvement Areas and any future relevant plans and programmes as appropriate;
- (c) Maximise opportunities for urban greening such as through appropriate landscaping schemes and the planting of street trees;
- (d) Consider the integration of green infrastructure into proposals as an alternative or to complement 'grey' infrastructure.
- (e) Demonstrate how lighting will not adversely impact on green infrastructure that functions as nocturnal wildlife movement and foraging corridors, in line with Policy EQ3 Light Pollution.

III. Contributions towards local green infrastructure projects will be sought where appropriate. If providing green infrastructure as part of a development, applicants should detail how it will be maintained in the long term.

IV. Proposals which affect the district's river environments, including built development and recreation and leisure proposals, should take into account and contribute towards achieving, the aims of any statutory or non-statutory plans, such as the Lee Valley Regional Park Authority Park Development Framework, relevant River Catchment Management Plans and the Water Framework Directive, and any future relevant plans and programmes.



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Heritage Assets



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21 Heritage Assets

21.1 Introduction

21.1.1 The District is fortunate in having a rich and varied historic environment, which includes landscapes, sites, monuments, buildings and townscapes, and buried remains of significant archaeological and historic interest.

21.2 Heritage Assets

21.2.1 Heritage assets make a valuable contribution to the areas' economic and social wellbeing. Heritage assets include buildings, monuments, sites, places, areas or landscapes positively identified as having special interest and significance that merits consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and non-designated assets identified by the local planning authority.

21.2.2 The District Council recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their special interest and significance. Heritage assets in East Herts include:

- 45 Scheduled Monuments
- Nearly 3,100 Listed Buildings (which comprise over 4,000 individual listed features)
- 42 Conservation Areas
- 550 Areas of Archaeological Significance
- 16 Registered Parks and Gardens of Special Historic Interest
- 58 Locally Listed Historic Parks and Gardens

21.2.3 Not all designated heritage assets are identified under the Planning Acts, for example, scheduled monuments are designated in separate legislation. Nonetheless, planning has a role to ensure that new development does not adversely affect these assets too.

21.2.4 The long-term management of heritage assets is essential and where inadequate measures are taken to maintain heritage assets such neglect may result in an asset falling into disrepair, which could result in irreparable damage to or the loss of the asset. The Council will monitor the condition of heritage assets and publish a local heritage at risk register alongside the national register published annually by Historic England. Regular monitoring is necessary in order to prevent the decline in condition of the District's heritage assets.

Further information on the Historic England Buildings at Risk Register is available on the Historic England website at: www.historicengland.org.uk

Policy HA1 Designated Heritage Assets

I. Development proposals should preserve and where appropriate enhance the historic environment of East Herts.

II. Development proposals that would lead to substantial harm to 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. Less than substantial harm should be weighed against the public benefits of the proposal.

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.

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.

21.2.5 In addition to those heritage assets that are statutorily protected, non-designated assets can be identified by the Local Planning Authority if they are considered to be of local significance. Significance refers to the value of a historic asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from the heritage asset's physical presence, but also its setting. Significance will be measured in terms of how the asset meets the following five criteria:

- Rarity
- Representativeness
- Aesthetic appeal
- Integrity
- Association

21.2.6 Non-designated heritage assets are being identified through ongoing monitoring as well as through the Conservation Area Appraisal work that the Council is currently undertaking, and through future updates to the Historic Parks & Gardens SPD 2007.

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Further information and good practice on the identification of non-designated heritage assets is available on the Historic England website at:

www.historicengland.org.uk

Further information on local heritage assets is available on the Hertfordshire Historic Environment Record website:

www.hertfordshire.gov.uk/services/envplan/archaeology/sites/

- 21.2.7** The following policy therefore seeks to ensure that the value and significance of the district's non-designated heritage assets are protected so that they continue to contribute to the richness of the district's historic environment and inform future development.

Policy HA2 Non-Designated Heritage Assets

I. The Council will engage with key stakeholders and local communities to identify non-designated heritage assets that contribute to local distinctiveness and refer to existing information in the historic environment record.

II. Where a proposal would adversely affect a non-designated heritage asset, regard will be had to the scale of any harm or loss and the significance of the heritage asset.

21.3 Archaeology

- 21.3.1** Archaeological remains are a fragile and finite resource. Appropriate management of archaeological remains is essential to ensure they survive in good condition and are not needlessly or thoughtlessly destroyed. Areas of Archaeological Significance (AAS) are places within the District that are deemed to be of moderate or high archaeological potential, based on evidence from known heritage assets (buildings, sites, features and finds). Alterations to existing AAS or identification of new AAS may be required based on new data or understanding of significance.

- 21.3.2** Where a site has potential archaeological interest (whether scheduled or unscheduled) a desk based assessment will be required. This should be based on the collation of existing written and graphic information, in order to identify the likely character, extent and relative quality of the actual or potential archaeological resource. A field evaluation may also be necessary to define their character, extent and relative quality so that their worth may be assessed in local, regional and national contexts.

The Hertfordshire Historic Environment Record (HER) is a computerised record of Hertfordshire's historic environment. It contains information on historic buildings, archaeological remains, historic sites and military remains. The HER can be used to identify significant historic remains and finds. It also contains information on surveys and archaeological excavations undertaken in Hertfordshire.

Further information can be found from their website:

www.hertfordshire.gov.uk/services/envplan/archaeology/sites/

- 21.3.3** The case for preservation will be assessed on the merits of the individual application. In cases where preservation in situ would not be required, developers may be asked to enter into a Section 106 Agreement before planning permission is given. This secures excavation and recording of information prior to development starting and subsequent storage and display of material. Where planning permission is given, conditions may be attached to the grant of permission to ensure that excavation and recording is carried out before development work starts, and to ensure that a 'watching brief' is maintained while work progresses.
- 21.3.4** Areas of Archaeological Significance, including potential areas, are identified on the Policies Map. The sites are correct at the time of publication of the District Plan but may be subject to change through future reviews. The Council will refer to the most up-to-date position.

Policy HA3 Archaeology

I. Where a site has the potential to include heritage assets with archaeological interest (whether scheduled or unscheduled), applicants should consult with the Hertfordshire Historic Environment Unit to submit an appropriate desk based assessment and, where necessary, the results of a field evaluation, prior to the submission of an application.

II. Where development is permitted on sites containing archaeological remains, planning permission will be subject to conditions and/or formal agreements requiring appropriate excavation and recording in advance of development and the subsequent storage and display of material.

21.4 Conservation Areas

- 21.4.1** Since 1968 local authorities have been able to designate Conservation Areas. Conservation Areas can be designated if they are of special historic or architectural interest, the character or appearance of which it is desirable to preserve or enhance.

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- 21.4.2** There is no standard specification for Conservation Areas. The special interest of an area can derive from a combination of many characteristics, such as the historic street pattern, traditional or notable building styles, or landscape features. Important to all Conservation Areas is the visual ‘quality of place’ they possess. This aspect principally results from the way in which the buildings and public and private spaces relate to each other, together with the inherent quality of the buildings, other structures, landscapes and the public realm.
- 21.4.3** The Council’s Conservation Areas are identified on the Policies Map. In order to protect their special interest, stricter controls over demolition, works to trees and new development apply within Conservation Areas. These controls are not intended as a hindrance to change, but as a positive management tool to safeguard the character or appearance of the conservation area.
- 21.4.4** The District Council has an ongoing programme of review of its existing and potential Conservation Areas to identify and document which factors are considered to make up the special interest, character or appearance of these areas. The resultant Conservation Area Character Appraisals also include Conservation Area Management Proposals. Management Proposals are a statutory requirement of s.71 of the 1990 Act. They will put forward policy and project initiatives designed to address the threats and opportunities identified in the Character Appraisal and thereby more effectively preserve and enhance the character and appearance of the Conservation Area.
- 21.4.5** Evidence from Conservation Area Character Appraisals and local groups indicate that a number of Conservation Areas are suffering from the gradual erosion of traditional features, materials and details in both the public and private realm and that this is undermining their special interest. A more proactive approach is needed to halt and reverse this trend and to reinstate these features as part of works to preserve and enhance the character and appearance of Conservation Areas.
- 21.4.6** Where appropriate, Article 4 directions will be made that bring specific permitted development rights within the planning system. This will be used to prevent the further loss of significant historic features and to seek to secure the restoration of features already lost. Thus, in time, the erosion of the Conservation Area’s special interest will be halted and reversed and the area will be better preserved and enhanced.

Policy HA4 Conservation Areas

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 and appearance of the area. Development proposals outside a Conservation Area which affect its setting will be considered likewise. Proposals will be expected to:

- (a) Respect established building lines, layouts and patterns;

(b) Use materials and adopt design details which reinforce local character and are traditional to the area;

(c) Be of a scale, proportion, form, height, design and overall character that accords with and complements the surrounding area;

(d) In the case of alterations and extensions, be complementary and sympathetic to the parent building; and

(e) Have regard 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.

(f) Where development proposals relate to Conservation Area Management Proposals the duty to preserve or 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,

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.

21.4.7 In the district's town centres, frontages to shops and commercial premises play a key role in defining the character and quality of the Conservation Areas. The Council is therefore keen to ensure that a high quality environment is maintained, consistent with commercial and economic considerations. The introduction of unsympathetic advertisements can compromise the quality of the environment and may downgrade the image and reduce the footfall in an area. Signage and lighting must therefore be sensitive to the character of these areas and not contribute to an escalation of competitive signage and levels of illumination along the street. For example, poster boarding or large fascia and internal illumination are not appropriate in Conservation Areas. It may be necessary for conditions to be imposed on the hours and luminosity of lighting in order to reduce harm to residential amenity.

Policy HA5 Shopfronts in Conservation Areas

I. Proposals for a new shop front or commercial premise frontage or alterations to existing ones will be permitted where the proposed design follows historic shopfront design, is sympathetic to the scale, proportions, design details and materials of the structure or adjoining buildings and the character and appearance of the Conservation Area.

II. Shop fronts of architectural or historic interest shall be retained and repaired as necessary.

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III. Security features should be designed in a sensitive manner which respects the overall character of the frontage and location, facilitates natural/passive surveillance and maintains an attractive street scene. The use of architectural solutions combined with the use of an internal open lattice grille is preferred. Alarm boxes should be of a discreet colour and size, located carefully in relation to the elevation of the building, whilst being obvious enough to deter an intruder.

Policy HA6 Advertisements in Conservation Areas

Where express consent is required within Conservation Areas the District Council will only accept advertisements where they:

- (a) Are either painted or individually lettered in a suitable material of a proportionate size and design in relation to the building or fascia upon which they are to be displayed;
- (b) Are preferably non-illuminated or does not contribute to an escalation of shopfront lighting along the street scene. Where illumination is proposed it should be external illumination which is discreet in size and of a minimum level. Internal illumination of shop signage will not be permitted;
- (c) Are of a traditional fascia or hanging type; and
- (d) Are of a traditional and appropriate size to the architecture of the host building.

21.5 Listed Buildings

- 21.5.1** Under the Planning (Listed Buildings and Conservation Areas) Act 1990 there is a statutory duty to compile Lists of Buildings of Special Architectural or Historic Interest for the whole country.
- 21.5.2** The 'National Heritage List for England' identifies those buildings which are of special interest and gives the Council extra powers to protect them, as well as imposing extra responsibilities on their owners.

Historic England maintains The National Heritage List for England. This full and current list of properties and structures (including their descriptions and location maps) can be accessed from their website at:

www.historicengland.org.uk

- 21.5.3** Listed buildings of special architectural or historic interest must be sensitively repaired and improved, using traditional materials and techniques. Appropriate and sustainable new uses should be found for them in order to secure their future survival. Demolition will not normally be allowed. Alterations/additions to listed buildings require the greatest skill and care, in order to avoid damage to the intrinsic character of the buildings themselves, including interiors and fixtures, and to their setting. Similarly, new development affecting a listed building must be sympathetically designed, so as not to harm the listed building's historic integrity and identity. The use of legal powers will be considered where listed buildings are at risk from wilful neglect, long-term dereliction or abandonment.
- 21.5.4** 'Listed building consent' is required from the District Council for any works that affect a building's special character. The listing of a building is intended to ensure that it will be conserved in accordance with its significance. However, alterations and improvements can be made where they are compatible with the special architectural or historic interest of the building. The designation allows changes to be carefully scrutinised when a planning application is made. To support applicants the Council has produced a series of guidance notes on the preservation and repair of historic materials and buildings.

The East Herts guidance notes on the preservation and repair of historic materials and buildings can be viewed and downloaded from the Council's Website at:

www.eastherts.gov.uk/conservationandheritage

Policy HA7 Listed Buildings

- 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.
- 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:
 - (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
 - (b) The proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric.
- III. Proposals that affect the setting of a Listed Building will only be permitted where the setting of the building is preserved.

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21.6 Historic Parks and Gardens

21.6.1 Historic parks and gardens are a fragile and finite resource: they can easily be damaged beyond repair or lost forever. They are an important part of the heritage and environment of the district. They comprise of a variety of features: the open space; views in and out; the planting; water features; built features and archaeological remains. There is a need to protect such sites and their settings from new development which would destroy or harm the historic interest.

21.6.2 The Historic England 'Register of Historic Parks and Gardens of special historic interest in England' was established in 1983 and currently identifies over 1,600 sites assessed to be of national importance. Sixteen of these are in the District and are identified on the Policies Map.

The 'Register of Historic Parks and Gardens of Special Historic Interest in England' is included in the National Heritage List for England, which is available at: www.historicengland.org.uk

Further information on the Register of Historic Parks and Gardens can be found on the Historic England website: www.historicengland.org.uk

21.6.3 The main purpose of this Register is to celebrate designed landscapes of note, and encourage appropriate protection. It is hoped that by identifying sites in this way, their value and significance will be conserved and enhanced both by those who own them, and others who have a role in their protection and their future.

21.6.4 The registration of designed landscapes does not entail additional planning controls but does make these assets a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscape's special character. The Council will through its planning role promote conservation and public appreciation of the District's designed landscapes.

21.6.5 In addition to those parks and gardens on the Register, the Hertfordshire Gardens Trust has also compiled a list of other locally important sites in the district. These are considered by the District Council to be of sufficient quality to warrant appropriate preservation and protection when considering development proposals under the following policy.

21.6.6 Further information, including a list of locally important parks and gardens, can be found in the Council's 'Historic Parks & Gardens' Supplementary Planning Document (September 2007).

The 'Historic Parks & Gardens' Supplementary Planning Document (September 2007, or as amended) can be viewed and downloaded at:

www.eastherts.gov.uk/spd

Policy HA8 Historic Parks and Gardens

I. Development proposals should protect the special historic character, appearance or setting of those sites listed on the Historic England 'Register of Historic Parks and Gardens'. The same level of protection will be afforded to other locally important sites.

II. Where appropriate, the District Council will actively encourage proposals for the repair, restoration and management of historic parks and gardens.

21.7 Enabling Development

- 21.7.1** Enabling development is the means of securing the long-term future of a significant place when conservation through development in compliance with policy cannot do so.
- 21.7.2** The vast majority of significant places survive because they are capable of beneficial use. Their maintenance is justified by their usefulness to, and appreciation by, their owners, not just value in the property market, either in their own right or as part of a larger entity. An historic garden, for example, normally adds to the amenities and value of a house. The problem that enabling development typically seeks to address occurs when the cost of maintenance, major repair or conversion to the optimum viable use of a building is greater than its resulting value to its owner or in the property market. This means that a subsidy to cover the difference – the 'conservation deficit' – is necessary to secure its future.
- 21.7.3** The scale and range of enabling development can vary greatly. Whilst often associated with residential development to support the repair of a country house, it can include, for example, an extension acceptable in historic building terms, but exceeding the maximum size permitted under plan policies for the rural area.

Detailed guidance on how an applicant might make an enabling development application is set out in Historic England's guidance on 'Enabling Development and the Conservation of Significant Places', which can be viewed and downloaded at:

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www.historicengland.org.uk

Policy HA9 Enabling Development

I. Proposals for enabling development will be assessed having regard to Historic England’s latest guidance on enabling development.



22 Climate Change



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22 Climate Change

22.1 Introduction

- 22.1.1** Climate change is caused in part by greenhouse gases that are primarily produced through the burning of fossil fuels and the release of carbon through activities such as agriculture and the loss of woodland for example. Problems commonly associated with climate change include flooding and extreme weather patterns. Climate change is both a global and local issue.
- 22.1.2** Building Futures is a Hertfordshire guide to promoting sustainability in development, including modules on Climate Change Adaptation and also on Energy and Climate Change. Both modules include practical advice in relation to measures which can help to address climate change.

Building Futures is an interactive website which can be accessed at:

www.hertfordshire.gov.uk/microsites/building-futures/building-futures.aspx

22.2 Adaptation

- 22.2.1** Climate change is expected to result in hazards such as heatwaves, flooding, and drought. Adaptation means improving our resilience to such impacts. This section addresses the issue of overheating. Measures related directly to water and climate change adaptation, including flood risk, water efficiency, and sustainable urban drainage, are contained within Chapter 23: Water.
- 22.2.2** Measures to address overheating may be undertaken at building level, neighbourhood scale, and town or urban extension scale. Examples of measures include:
1. using site landform and landscape to benefit from shelter, to minimise heat losses in winter, provide adequate shade in summer, and to catch breezes
 2. using deciduous trees to maximise shade in summer and allow light in during the winter, or structural or functional design to achieve a similar effect
 3. minimising energy demand, for example using cross-ventilation, to avoid a vicious circle whereby increased demand for air conditioning generates further climate-changing emissions

4. using materials that prevent the penetration of heat to a building, which can include green roofs or walls, light coloured materials in exposed surfaces, and for large car parks; road energy systems which store heat and release it during the winter months
5. providing green infrastructure including woodlands, orchards, street trees and green landscaping, parks, sports grounds, allotments, and green roofs.

22.2.3 Such measures may have a number of wider benefits, including reduced energy bills and improving the quality of the built environment. The Building Futures Climate Change Adaptation module contains further guidance on adaptation solutions.

Policy CC1 Climate Change Adaptation

All new development should:

- (a) Demonstrate how the design, materials, construction and operation of the development would minimise overheating in summer and reduce the need for heating in winter; and
- (b) Integrate green infrastructure from the beginning of the design process to contribute to urban greening, including the public realm. Elements that can contribute to this include appropriate tree planting, green roofs and walls, and soft landscaping.

22.3 Mitigation

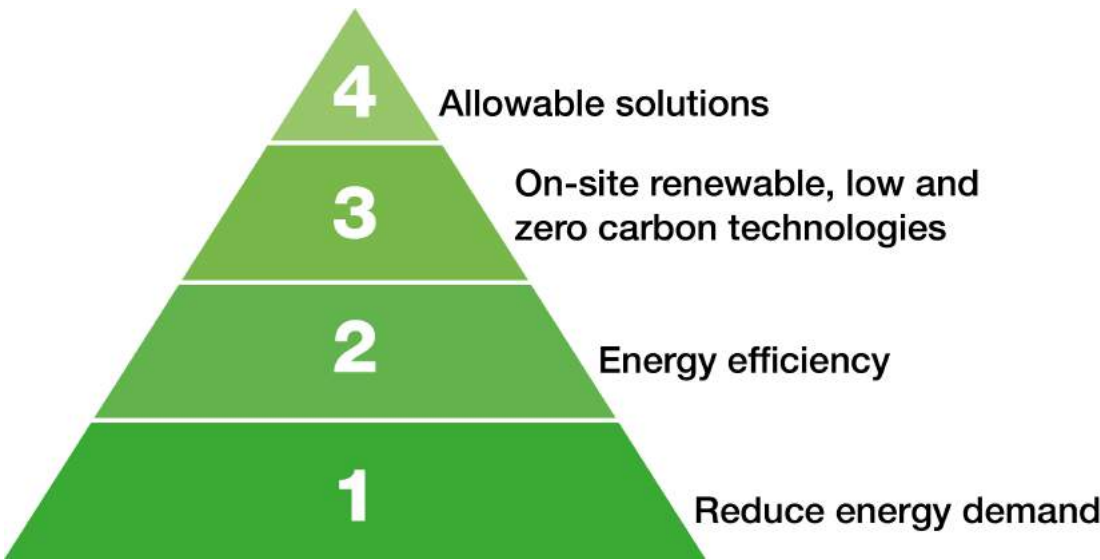
22.3.1 Carbon emissions originate from a wide range of sources, including transport, construction, and all forms of energy use including heating and appliances. The Climate Change Act (2008) sets out a legally binding target for reducing the UK's carbon dioxide emissions, in order to mitigate or reduce the impacts of climate change. Planning plays a role in terms of locating development so as to minimise the need to travel, which is addressed in the transport policies and also in the development strategy for the district.

22.3.2 There are four main types of approach to reduction of carbon emissions from development. These are as follows:

1. Reduce energy demand by providing natural ventilation and illumination, good insulation, and shading as described in relation to climate change adaptation
2. Increase energy efficiency through the use of efficient services and appliances, and low-energy lighting

- 3. Generate heat and/or power through on-site low and zero carbon technologies such as Combined Heat and Power (CHP), solar panels, biomass boilers, or heat pumps
- 4. Offsetting on-site carbon emissions through off-site means, for example retrofitting existing buildings elsewhere, investment in energy schemes such as district heating, payment into a community investment fund, or use of Green Energy Tariffs. These are known as ‘allowable solutions’.

Figure 22.1 Energy Hierarchy



- 22.3.3** These four approaches are usually represented as an energy hierarchy as illustrated in Figure 22.1 above, in which the most effective ways of reducing carbon dioxide are shown at the base and must be fully explored first.
- 22.3.4** Wherever possible, developers should use reliable technologies and approaches with a proven track record.

Policy CC2 Climate Change Mitigation

- 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.
- 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.

III. The energy embodied in construction materials should be reduced through re-use and recycling , where possible, of existing materials and the use of sustainable materials and local sourcing.

22.4 Renewable and Low Carbon Energy

22.4.1 There are a variety of opportunities for generating clean energy. The Hertfordshire Renewable and Low Carbon Energy Technical Study (July 2010) includes energy opportunity maps for East Hertfordshire, which may assist in the selection of appropriate carbon saving methods depending on the location of development proposals.

The Hertfordshire Renewable and Low Carbon Energy Technical Study (July 2010) can be viewed and downloaded from the Hertfordshire County Council Website at:

www.eastherts.gov.uk/evidencebase

22.4.2 At the same time as promoting renewable energy, the Council is also mindful of the need to ensure that an appropriate balance is maintained between the benefits of renewable energy and other constraints and considerations in accordance with the National Planning Practice Guidance (NPPG).

22.4.3 Taking account of this guidance, Policy CC3 takes a balanced approach, promoting renewable and low carbon energy where the impacts can be satisfactorily mitigated.

22.4.4 The Council encourages proposals that embrace the use of renewable, zero and low-carbon technology. Where proposals are within or near the urban areas of settlements, applications should be supported by an air quality assessment, which details proposed mitigation measures where necessary.

Policy CC3 Renewable and Low Carbon Energy

I. The Council will permit new development of sources of renewable energy generation, including community led projects, subject to assessment of the impacts upon:

- (a) environmental and historic assets;
- (b) visual amenity and landscape character;
- (c) local transport networks;
- (d) the amenity of neighbouring residents and sensitive uses;
- (e) air quality and human health; and

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(f) the safe operation of aerodromes.

II. In considering the impact of renewable technologies, the Council will attach particular importance to maintaining the special countryside character of the rural area, including the preservation of long-distance views from public rights of way.



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Water



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23 Water

23.1 Introduction

- 23.1.1** Flood risk, water quality, human consumption, waste water, and the environment are all linked through the natural process of water circulation through the air, on the surface of the earth, and in the ground, known as the water cycle. Development and the built environment have significant impacts on the operation of the water cycle, and the availability and quality of water for use.
- 23.1.2** Building Futures is a Hertfordshire guide to promoting sustainability in development. It includes a 'Water' module which sets out an approach to integrated water management (IWM) which takes account of the water cycle. IWM aims to ensure that the built environment is planned and designed to function in partnership with the natural water environment, so that they can both be sustainable. IWM has a number of sub-management processes, including minimising water consumption, using and reusing alternative sources of water, managing surface water drainage, and improving water quality.

Building Futures is an interactive website which can be accessed at: www.hertfordshire.gov.uk/microsites/building-futures/building-futures.aspx

23.2 Flood Risk

- 23.2.1** Water is an essential resource, but it can also be a hazard. The susceptibility of land to flooding is a material planning consideration. The Council will resist any development which has the potential to contribute to any form of flooding, including sewer flooding, and has adverse impacts on river channel stability or damage to wildlife habitats. The following policies encourage an integrated water management approach to new development.
- 23.2.2** East Herts Council's Strategic Flood Risk Assessment (SFRA) contains maps showing flood risks from various sources, including river and surface water flood risk areas, and these represent a snapshot of flood risk at a given moment. The Environment Agency publishes regular mapping updates, and the latest evidence should be a material consideration in determination of planning applications.

The East Herts Strategic Flood Risk Assessment can be viewed on the Council's website at: www.eastherts.gov.uk/evidencebase

- 23.2.3** In order to steer new development to areas with the lowest probability of flooding, the Sequential Test, and where necessary the Exception Test will be used. For development proposals of 1 hectare or greater, or on any site within Flood Zones

2, 3a or 3b, a Flood Risk Assessment (FRA) should be submitted with the planning application. The Environment Agency's Standing Advice for applicants and their agents provides further explanation.

For more information on the Environment Agency's Standing Advice go to:

www.gov.uk/guidance/flood-risk-assessment-for-planning-applications

Policy WAT1 Flood Risk Management

I. The functional floodplain will be protected from inappropriate development and where possible developed flood plain should be returned to Greenfield status with an enhanced level of biodiversity.

II. Development proposals should neither increase the likelihood or intensity of any form of flooding, nor increase the risk to people, property, crops or livestock from such events, both on site and to neighbouring land or further downstream.

III. Development should take into account the impacts of climate change and should build in long term resilience against increased water levels. Therefore, appropriate distances and buffers between water courses and built development should be maintained in accordance with Environment Agency guidelines.

IV. In order to steer new development to areas with the lowest probability of flooding, the Sequential Test will be used. In exceptional circumstances, if developments are proposed which are required to pass the NPPF Exceptions Test, they will need to address flood resilient design and emergency planning by demonstrating that:

- (a) The development will remain safe and operational under flood conditions;
- (b) A strategy of either safe evacuation and/or safely remaining in the building is followed under flood conditions;
- (c) Key services will continue to be provided under flood conditions; and
- (d) Buildings are designed for quick recovery following a flood.

23.3 Water Quality and the Water Environment

23.3.1 The abstraction and discharge of water used in the built environment can have a detrimental impact on the quality of the local waters, which in turn can impact biodiversity and ecological processes affecting wildlife.

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- 23.3.2** East Herts Council will continue to work with the Environment Agency and other partners to address the objectives of the Water Framework Directive through the relevant actions identified in the Thames River Basin Management Plan and River Catchment Management Plans for individual watercourses across the District in order to continuously improve their water quality. Wherever possible, an undeveloped buffer strip, with no new structures, roads or pathways, should be left alongside all watercourses, to maximise the ecological benefits of waterways.

For more information and for the latest updates on the status of rivers in East Herts, see the Environment Agency's website at:

www.gov.uk/government/organisations/environment-agency

- 23.3.3** To help prevent surface water contamination following heavy rainfall, effective drainage strategies will be required as part of an integrated water management strategy. Such strategies will encompass a range of measures addressed in policies in the District Plan, covering drainage, water infrastructure and water quality.
- 23.3.4** Source Protection Zones (SPZs) exist around abstraction points for potable (drinking) water. In Source Protection Zones (SPZs), development proposals for any of the uses identified in Policy WAT2 will be required to submit an assessment of potential impacts and any mitigation measures required.

Policy WAT2 Source Protection Zones

In Source Protection Zones (SPZs), development proposals for any of the following uses will be required to submit an assessment of potential impacts and any mitigation measures required:

- incinerators
- waste transfer stations
- vehicle dismantlers
- metal recycling
- waste treatment facilities and all other non landfill waste management activities
- cemeteries
- discharge of foul sewage to ground
- cess pools
- waste sites and underground storage of hazardous substances (i.e. petrol stations)

- new trade effluent discharges or stores
- storage of manure, slurry, sewage sludge and other farm waste.

A map of Source Protection Zones is available on the Environment Agency's website at:

maps.environment-agency.gov.uk

23.3.5 As well as providing essential water resources, the water environment, in particular the district's waterways, provide opportunities for recreation and transport, and are important wildlife habitats. The waterways provide green corridors which contribute to the physical character of the district.

Policy WAT3 Water Quality and the Water Environment

I. Development proposals will be required to preserve 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.

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.

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.

23.4 Efficient Use of Water Resources

23.4.1 East Hertfordshire lies within one of the most water-stressed areas of the East of England, which is itself one of the most water-stressed regions of the country. Abstraction for human consumption can impact on the water environment, for example contributing to low river levels. Installation of water efficient fixtures and fittings is a cost-effective way to reduce water consumption at new development. Dual-flush toilets and water butts for garden use are two examples, although there are many other simple and low-cost measures which are potentially available to developers.

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23.4.2 Between 2007 and 2012 the average resident of East Herts consumed 160 litres/day. This compares with the national average of 150 litres/day over the same period. Projections for population growth in East Herts and the wider south-east will mean that over the plan period, new strategic water resources will be required.

23.4.3 East Hertfordshire forms part of the water supply grid encompassing Hertfordshire, Bedfordshire, and parts of Essex, managed by a number of water supply companies. Water supply is the subject of a national policy debate about the configuration of the water industry and consumer pricing, water metering, leakage reduction and many other issues in this nationally regulated industry. Water supply companies are required to demonstrate how they will meet these national standards in their Water Resources Management Plans, which are published every five years.

23.4.4 East Herts will continue to explore the role that local policy can play in contributing to the ultimate goal of water neutrality. Cost-effective measures such as the requirement for water efficient fixtures and fittings at new development can make a significant contribution over the next twenty years. The Council will continue to work with partners to encourage the sustainable and responsible abstraction of water. These measures can have significant environmental benefits for the district's rivers. Assessments of residential water consumption should be submitted using the Government's Water Efficiency Calculator for New Dwellings or other appropriate method by prior agreement with the Council.

For more information on the Water Efficiency Calculator for New Dwellings go to:

www.gov.uk

23.4.5 Building Regulations require that water consumption in new dwellings should not exceed 125 litres per person per day. However, the Regulations allow for a lower standard of 110 litres per person per day to be implemented in water stressed areas. Given that the Environment Agency has identified this area as being particularly water stressed, it is considered appropriate to apply this standard.

Policy WAT4 Efficient Use of Water Resources

Development must minimise the use of mains water by:

- (a) Incorporating water saving measures and equipment;
- (b) Incorporating the recycling of grey water and utilising natural filtration measures where possible;
- (c) Designing residential development so that mains water consumption will meet a target of 110 litres or less per head per day.

23.5 Sustainable Drainage

23.5.1 Sustainable Urban Drainage systems (SUDS) mimic natural drainage from a site and enable rainwater to run back into natural systems, rather than the stormwater drainage network. SUDS also treat run-off water to remove pollutants. This can have multiple benefits:

1. increased recharge of groundwater and aquifers
2. reduced runoff into the sewer system (resulting in reduced energy and chemical costs of treatment)
3. improved groundwater quality via natural infiltration
4. reduced degradation of chalk stream habitats

23.5.2 Depending on the type of drainage techniques used, there can be flood reduction benefits, pollution control benefits, and landscape and wildlife benefits. When selecting appropriate drainage techniques, it is important to try to maximise the number of benefits, and to prioritise the most sustainable approaches. These can be set out in the form of a hierarchy. The SUDS hierarchy contained within the Council's SFRA is shown below:

Table 23.1 Sustainable Urban Drainage Hierarchy

	SUDs Technique	Flood Reduction	Pollution Reduction	Landscape and Wildlife Benefit
Most Sustainable				
	Living Roofs	√	√	√
	Basins and Ponds • Constructed wetlands • Balancing ponds • Detention basins • Retention ponds	√	√	√
	Filter Strips and Swales	√	√	√
	Infiltration Devices • Soakaways • Infiltration trenches and basins	√	√	√
	Permeable Surfaces and Filter Drains	√	√	

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SUDs Technique	Flood Reduction	Pollution Reduction	Landscape and Wildlife Benefit
- Gravelled surfaces - Solid paving blocks - Porous paviers			
Tanked Systems - Over-sized pipes/tanks - Storm cells	√		
Least Sustainable			

23.5.3 The sustainable drainage hierarchy is intended to ensure that all practical and reasonable measures are taken to manage surface water higher up in the hierarchy and that the amount of surface water managed at the bottom of the hierarchy is minimised. The hierarchy is also relevant to paving of front gardens, where the cumulative impact of impermeable paving on run-off rates may be considerable.

23.5.4 There are many practical issues of design, installation and maintenance in the implementation of effective SUDS. The Flood and Water Management Act 2010 requires upper tier authorities to set up a Sustainable Urban Drainage System (SUDS) Approving Body or 'SAB' to:

1. Evaluate and approve SUDS proposals for new development or redevelopment where construction work would have drainage implications, and
2. Adopt and maintain SUDS on schemes that meet the evaluation criteria set out in the National SUDS Standards.

23.5.5 Drainage aspects of policy have become the responsibility of the County Council. However, East Herts still has an involvement in drainage management and the environmental and amenity aspects of drainage schemes. Hertfordshire County Council has produced a SUDs Design Guide For Hertfordshire (March 2015) which sets out the relevant requirements. It is possible that some developments (especially smaller sites) could be offered to East Herts District Council for adoption.

For more information on Hertfordshire County Council's approach as SUDs Approval Body go to:

www.hertfordshire.gov.uk/services/envplan/water/floods/surfacewaterdrainage/

Policy WAT5 Sustainable Drainage

I. Development must utilise the most sustainable forms of drainage systems in accordance with the SUDS hierarchy, unless there are practical engineering reasons for not doing so.

II. Development should aim to achieve Greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

III. Drainage should be designed and implemented in ways that deliver other policy objectives of this Plan, including water use efficiency and quality, biodiversity, amenity and recreation. The provision of balancing ponds as part of an area of public open space for recreation or wildlife should be designed to ensure the safety of other users of the space. Where SUDs are provided as part of a development, applicants should detail how it will be maintained in the long term.

IV. Where practicable, SUDS should be designed to ensure the sustainable drainage networks have the additional capacity required to cope with infrequent adverse weather conditions and therefore reduce flood risk.

23.6 Wastewater Infrastructure

23.6.1 Effective wastewater infrastructure is fundamental to sustainable urban life and therefore investment and expansion are required. There are a number of Sewage Treatment Works (STWs) in the district, notably at Bishop's Stortford, Buntingford, and at Rye Meads in the far south of the district. Bishop's Stortford and Rye Meads STWs serve not only East Herts but also settlements within the catchment but outside the district.

23.6.2 Like water supply, waste water treatment is a nationally regulated industry and water quality standards for treatment discharge are balanced with other regulatory issues including consumer water pricing through the water companies' Asset Management Plans, which are updated every five years.

23.6.3 Rye Meads STW lies within a highly sensitive ecological environment, adjacent to a Site of Special Scientific Interest, Ramsar Site and Special Area of Conservation. East Herts Council will work with the waste water treatment company and other

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Local Planning Authorities in the Rye Meads catchment area, in accordance with the Duty to Co-operate, to ensure that adequate capacity can be found at Rye Meads, or that alternative waste water treatment options can be identified.

23.6.4 East Herts Council will seek to ensure that there is adequate wastewater network infrastructure to serve all new developments. Developers will be required to demonstrate that there is adequate infrastructure capacity both on and off the site to serve the development and that it would not lead to adverse amenity impacts for existing or future users. In some circumstances this may make it necessary for developers to carry out appropriate appraisals and reports to ascertain whether the proposed development will lead to overloading of existing water and wastewater infrastructure. Where there is a capacity constraint and no improvements are programmed by the waste water treatment company, East Herts will require the developer to provide appropriate improvements that must be completed prior to occupation of the development. Unless special circumstances apply, this requirement is unlikely to apply to minor and household development.

23.6.5 East Herts Council will work with Stansted Airport, the waste water treatment company, and the Environment Agency to ensure that any fuel discharges from the airport are safely treated and do not compromise the quality of the District's water courses or groundwater.

Policy WAT6 Wastewater Infrastructure

I. Development proposals must ensure that adequate wastewater infrastructure capacity is available in advance of the occupation of development.

II. Upgrade and expansion of existing, or provision of new, waste water treatment infrastructure will be supported provided that:

- (a) It utilises best available techniques, and provided that
- (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
- (c) A strategy to meet relevant national and European environmental standards can be demonstrated.



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Environmental Quality



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24 Environmental Quality

24.1 Introduction

- 24.1.1** The control of pollution is critical to achieving the District Plan's strategic objectives by promoting healthy lifestyles and an enhanced quality of life for residents and visitors to the district. Pollution control through development also plays a significant role in planning for climate change and working in harmony with the environment to conserve natural resources and increase biodiversity.
- 24.1.2** Proposals for all types of development must therefore take into account nearby land uses to ensure that the right development is located in the right place across the district, in order to safeguard the quality of the environment. Policies relating to water quality and water pollution are contained within Chapter 23: Water.

24.2 Contaminated Land and Land Instability

- 24.2.1** Land may be contaminated and/or unstable for a number of reasons, such as previous commercial use or use as a landfill site. Such land can be re-used for new purposes but special remedial measures may be needed to reduce hazards arising from the previous use, and new buildings may need to be specially designed. Developers are responsible for ensuring that unacceptable risks from contamination and land instability are not present on site. If necessary, any risks will be successfully addressed through the remediation of contaminated land without undue environmental impact during and following the development.
- 24.2.2** When considering proposals for development, regard will be given to the Council's most recent Contaminated Land Strategy.

For more information on the Council's Contaminated Land Strategy go to:

www.eastherts.gov.uk/envhealth

Policy EQ1 Contaminated Land and Land Instability

- I. The District Council will encourage the remediation of contaminated land to ensure that land is brought back into use, subject to the requirements of this policy.
- II. The Council will require evidence, as part of any application, to show that unacceptable risks from contamination and land instability will be successfully addressed through remediation without undue environmental impact during and following the development. In particular, the developer shall carry out an adequate investigation to inform a risk assessment.

III. Where necessary, appropriate monitoring procedures to be undertaken prior, during and post remediation will be agreed with the developer/applicant. This should be set out in a verification report.

24.3 Noise Pollution

- 24.3.1** The impact of noise on the environment can be detrimental to health and quality of life. There is therefore a need to control the introduction of noise sources into the environment, as well as ensuring that new noise sensitive development is located away from existing sources of significant noise.
- 24.3.2** One of the most common causes of noise pollution is from traffic noise. In East Herts the proximity of both Luton and Stansted Airports to the district has a specific impact which needs to be taken into account when development proposals are considered. The M11 and the A120 are the main roads serving Stansted Airport. Any increase in activity associated with the airport will subsequently increase the level of traffic on surrounding roads, exacerbating the potential for noise pollution.
- 24.3.3** Noise can also affect the tranquillity of an area. Tranquillity is a key characteristic of the natural environment. Tranquil spaces, often located within the more rural parts of the district, play a multi-functional role as part of the district's green infrastructure network. They attract visitors, improve health and wellbeing by offering a place to relax and exercise, provide a haven for wildlife and improve biodiversity and enhance the character and identity of a place. These areas will be protected from noise pollution to ensure that areas defined by their tranquillity are protected from development that generates noise.
- 24.3.4** Where new noise generating development such as industrial and commercial and outdoor sport and recreation uses are proposed, it is expected that they will be located at an appropriate distance away from noise sensitive development i.e. residential areas, schools and hospitals.
- 24.3.5** The Council is preparing a Noise Assessment Planning Guidance Document to provide advice for applicants of noise generating and noise sensitive developments. It will also set out criteria for the preparation of such assessments as part of the application process.

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The Council's (emerging) Noise Assessment Planning Guidance Document can be found on the Council's Website at www.eastherts.gov.uk/envhealth

Policy EQ2 Noise Pollution

I. Development should be designed and operated in a way that minimises the direct and cumulative impact of noise on the surrounding environment. Particular consideration should be given to the proximity of noise sensitive uses, and in particular, the potential impact of development on human health.

II. Applications should be supported by a Noise Assessment in line with the Council's Noise Assessment Planning Guidance Document.

III. Noise sensitive development should be located away from existing noise generating sources or programmed developments where possible to prevent prejudicing the continued existing operations. The use of design, layout, landscaping tools and construction methods should be employed to reduce the impact of surrounding noise sources.

24.4 Light Pollution

24.4.1 Light pollution can cause sleep disturbance and annoyance and is caused by the brightening of the night sky over inhabited areas and excessive brightness from light causing high levels of glare. Dark night skies are important for health and wellbeing, and for the conservation of natural habitats and the behaviour of nocturnal animals and birds.

24.4.2 In addition to impacting upon human health and natural habitats, light pollution is a sign of wasted energy from excessive lighting. Lighting at night in commercial areas is often used for security and to increase visual prominence. Lighting schemes must therefore be designed carefully as part of the overall development proposal to prevent light spillage and glare and to represent the minimum necessary for commercial and security purposes. Schemes will be considered against the latest national guidance and lighting standards including the 'Guidance Notes for the Reduction of Obtrusive Light (2011)'.

Guidance Notes for the Reduction of Obtrusive Light (2011) can be accessed on the website of the Institution of Lighting Professionals here:

www.theilp.org.uk/documents/obtrusive-light/

Policy EQ3 Light Pollution

I. External lighting schemes must:

- (a) Not have an unacceptable adverse impact on neighbouring uses or the wider landscape;
- (b) Be the minimum required for security and operational purposes;
- (c) Minimise the potential glare and spillage;
- (d) Minimise harm to the amenity of residents and road users and prevent impacts on the local ecology.

II. Where appropriate, the District Council will seek to control the times of illumination.

24.5 Air Quality

- 24.5.1** Clean air is critical to health and wellbeing and quality of life and is also crucial to support habitats and biodiversity. The nature of the district, with its dispersed towns, villages and hamlets with poor inter-connectivity by passenger transport, relative affluence and mobility, high car-ownership and close proximity to London and larger towns and cities, all contribute to higher levels of greenhouse gas emissions per person than neighbouring districts.
- 24.5.2** The historic nature and organic growth of the district's principle towns of Bishop's Stortford, Hertford and Ware have in themselves led to inefficient road and transport networks and where these issues coincide with limited connections to major roads, congestion is inevitable. Such congestion can result in high levels of localised pollutants which can cause problems for those with respiratory conditions.
- 24.5.3** Bishop's Stortford in particular suffers from this issue; the combination of the historic road network combined with its proximity to Stansted Airport means that the town centre frequently suffers from congestion and the resultant poor air quality. As such an Air Quality Management Area (AQMA) has been established in the town centre (at Hockerill Lights) to monitor levels of pollutants. There is also an AQMA in Hertford (at the Mill Road/A414 roundabout), and in London Road, Sawbridgeworth. These monitoring sites are supported by action plans to improve air quality in these locations. The Council also produces regular update and screening assessments and progress reports for the whole district and regular assessments on each AQMA. The Council also has an Air Quality Action Plan which sets out how the Council will work with partner organisations and residents to contribute towards improving air quality across the District.

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More information on Air Quality Management Areas and the Council's Air Quality Action Plan can be found on the Council's Website at www.eastherts.gov.uk/envhealth

- 24.5.4** The Council has prepared an Air Quality Planning Guidance Document which defines the Council's expectations of developers to ensure a consistent approach and sets criteria for when an Air Pollution Assessment is required and a range of mitigation options. In some cases it may be necessary to place conditions where permission is granted in order to ensure mitigation is delivered. It is intended that the Air Quality Planning Guidance will be adopted by the Council as a Supplementary Planning Document.

The Council's Air Quality Planning Guidance Document can be found on the Council's Website at: www.eastherts.gov.uk/evidencebase

- 24.5.5** New vehicle technology, such as hybrid and electric engines, has significant potential to improve air quality by reducing the use of traditional fuel vehicles, which are a main source of pollutants. New technology takes time to establish and the lack of electric charging points is cited as one of the main deterrents for individuals considering switching to such vehicles. While some developers may argue that there is currently insufficient demand to justify the installation of charging points, a shift to this type of technology will only be achievable if charging points are in place to offer choice to users at locations of both journey origin and destination. So, while initial users of developments may drive traditional petrol/diesel vehicles, as older vehicles reach the end of their lifespan there will be the opportunity for a greater numbers of hybrid and electric vehicles to replace them if sufficient access to charging points is in place and available. It is therefore considered that, as the increased availability of charging points will of itself be likely to generate its own demand, all major developments should incorporate sufficient numbers of electric vehicle charging points.

- 24.5.6** In order to minimise the environmental impact of buses on local air quality, and in light of the district having declared AQMAs in three of its five towns, it is considered important that where major developments involve the introduction of new bus routes or significant changes to existing routes, low emission vehicles should be provided to help mitigate the effects of the generated trips.

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- 24.5.7** In line with Policy DES4 (Design of Development), the Council will expect proposals to embrace renewable, zero and low-carbon technology to fulfil some, if not all, of the expected energy use of the proposed development. Where proposals are within or near the urban areas of settlements, applications should be supported by an air quality assessment, which details proposed mitigation measures where necessary.

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Policy EQ4 Air Quality

- 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.
- 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.
- 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 developments.
- 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 overriding impacts, such as an air quality neutral or negative development. Evidence of mitigation measures will be required upfront.
- 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.
- VI. Developments must not:
 - lead to a breach or worsening of a breach of UK or EU limit values;
 - 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;
 - prejudice the implementation of any Air Quality Action Plan or local air quality strategy.

24.6 Waste and Recycling

- 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, focusing 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.

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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.

24.7 Minerals

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 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.

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.



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Delivery and Monitoring



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25 Delivery and Monitoring

25.1 Introduction

- 25.1.1** Implementation of the objectives and policies in the District Plan relies on the provision of a wide range of infrastructure and services, the majority of which are not provided by the District Council. Successful implementation of the District Plan will therefore require the Council as local planning authority to take on the role of co-ordinator or facilitator, rather than a direct provider of infrastructure and services in most cases.

25.2 Infrastructure and Service Delivery

- 25.2.1** In order to guide the timely provision of infrastructure and services, and to provide evidence for the need for corrective action where necessary, an Infrastructure Delivery Plan (IDP) has been prepared. The IDP identifies both those facilities that are needed district wide and those that are needed to support particular strategic development.
- 25.2.2** The IDP will be updated as part of the Authority Monitoring Report (AMR) in cooperation with delivery partners.
- 25.2.3** New development has the potential, individually and/or cumulatively to cause significant strain on existing infrastructure or services. All new development proposals will need to take account of these wider impacts on existing communities. In some cases proposals will impact upon strategic infrastructure, for example Rye Meads Sewerage Treatment works, secondary schools, or the strategic highways network. Development can also lead to off-site impacts within the locality, for example on the local road network or open space provision in existing residential or other areas. Where proposals cannot demonstrate the deliverability of supporting infrastructure, they will be refused.
- 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.

Policy DEL1 Infrastructure and Service Delivery

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:

(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 Nature Partnership (LNP), and other bodies as appropriate;

(c) Monitor capacity in infrastructure and services through annual updates of the IDP and future infrastructure needs assessments;

(d) Consider alternative infrastructure provision, or a review or partial review of the District Plan if evidence in the IDP indicates a changed outlook for the realistic prospects for delivery of infrastructure to support development.

II. For individual development proposals, developers will be required to:

(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;

(b) Ensure that development is phased to coincide with the delivery of additional infrastructure or service capacity as set out in the IDP;

(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.

25.3 Developer Contributions

25.3.1 Planning Obligations will be sought under Section 106 of the Town and Country Planning Act in order to secure financial contributions towards the provision of infrastructure and services to support development. Planning obligations will only be sought where they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development. Planning obligations are particularly helpful on large development schemes where there are complex infrastructure needs.

25.3.2 The District Council will monitor and challenge where appropriate, the financial viability of the cumulative planning costs on development. A level of contributions will be sought which does not jeopardise the implementation of the District Plan.

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25.3.3 In addition, the District Council will also give consideration to introducing a Community Infrastructure Levy (CIL) in order to support the provision of future infrastructure schemes.

Policy DEL2 Planning Obligations

I. The Council will seek a range of planning obligations. Planning obligations will only be sought where they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.

II. The provision of infrastructure referred to in I. above, includes, but is not limited to: affordable housing, open space and recreation facilities, community, education and health facilities, sustainable transport modes, highway improvements, nature conservation, landscape and landscaping improvements, low carbon and decentralised energy, flood mitigation and sustainable construction.

25.4 Monitoring

25.4.1 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 or partial review of the plan. The indicators contained within Policies DEL3 (Monitoring Framework) and DEL4 (Monitoring of the Gilston Area) will be monitored on an annual basis through the Authority Monitoring Report, alongside a range of other contextual indicators.

Policy DEL3 Monitoring Framework

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:

- Working with developers and infrastructure providers to remove obstacles to the delivery of sites;
- Seeking alternative sources of funding if problems with infrastructure provision is delaying development of key strategic sites;
- Consideration of the potential to increase density on allocated sites;

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- Consideration of the ability to deliver strategic sites earlier in the Plan period; and
- Working with other authorities under the Duty to Co-operate to address any unmet needs.

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.

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:

- Consideration of the potential to increase density on allocated sites;
- Consideration of the ability to deliver strategic sites earlier in the Plan period; and
- Working with other authorities under the Duty to Co-operate to address any unmet needs.

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 (Gypsies and Travellers and Travelling Showpeople), the Council will work with site owners and developers to expedite delivery and ensure that need is met in the specified locations.

25.4.2 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 (Monitoring of the Gilston Area).

Policy DEL4 Monitoring of the Gilston Area

I. 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.

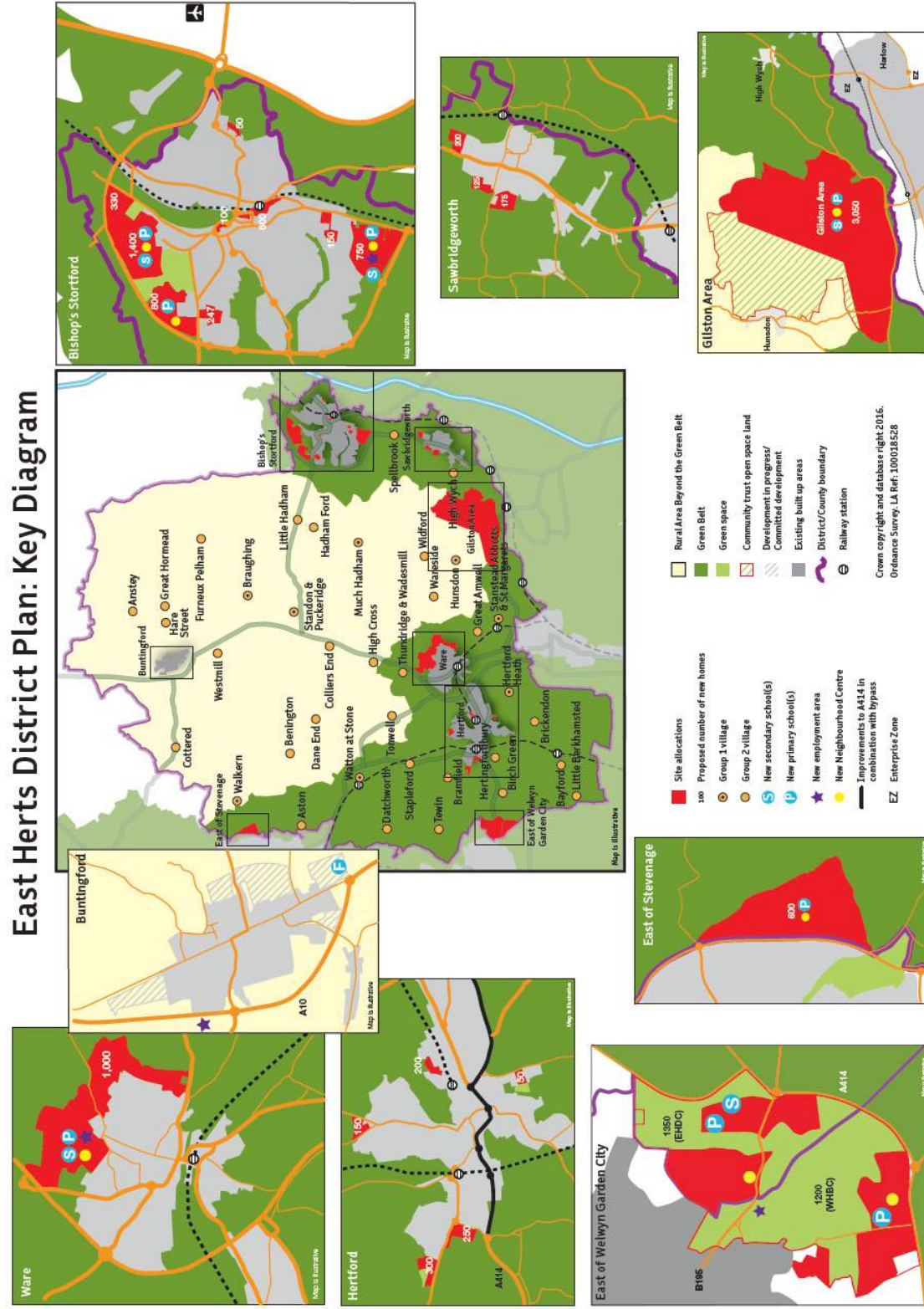
II. The annual rate of housing completions at the Gilston Area will be considered as part of District wide monitoring, in accordance with the provisions of Policy DEL3 (Monitoring Framework).

25 . Delivery and Monitoring



Appendix A Key Diagram







Appendix B

Strategy Worksheet



Appendix B Strategy Worksheet

		2011-2017	2017-2022	2022-2027	2027-2033	2011-2033
Other	Windfall Allowance - Small Sites and Conversions	0	300	375	450	1,125
Other	Completions - as at 31/03/2016	3,244	0	0	0	3,244
Other	Commitments - as at 31/03/2016	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	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

Appendix B . Strategy Worksheet

Allocation: EWEL 1	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	

Appendix B . Strategy Worksheet



Appendix C

Glossary (NPPF 2012)



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Appendix C Glossary (NPPF 2012)

Term	Definition
Accessible Natural Greenspace (ANG)	Natural England's 'Nature Nearby: Accessible Natural Greenspace, March 2010' includes the following definitions: Accessible greenspace – places that are available for the general public to use free of charge and without time restrictions (although some sites may be closed to the public overnight and there may be fees for parking a vehicle). The places are available to all, meaning that every reasonable effort is made to comply with the requirements under the Disability Discrimination Act (DDA 1995). An accessible place will also be known to the target users, including potential users who live within the site catchment area. Natural greenspace – Places where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate. Natural and semi-natural greenspace exists as a distinct typology but also as discrete areas within the majority of other greenspace typologies.
Accessible Natural Greenspace Standard (ANGSt)	ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace: • of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home; • at least one accessible 20 hectare site within two kilometres of home; • one accessible 100 hectare site within five kilometres of home; and • one accessible 500 hectare site within ten kilometres of home; plus • a minimum of one hectare of statutory Local Nature Reserves per thousand population.
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Social rented: housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned

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Term	Definition
	by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented: housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing: homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Starter Homes: new homes only available for purchase by qualifying first-time buyers. Such homes will be made available for sale at a price which is at least 20% less than its market value, subject to a maximum price cap of £250,000. Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.
Aged or Veteran Tree	A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.
Air Quality Management Areas (AQMAs)	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Allocated Sites	To deliver the development strategy and meet its housing requirement, for example, the Council allocates land for particular types of land use, such as housing, as part of its planned approach to managing development and shaping the future of the district's towns and villages. Infrastructure providers can then take the planned growth of a settlement into account when delivering their services to ensure that the necessary infrastructure is in place to support growth.
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD.
Authority Monitoring Report (AMR)	The annual monitoring report assesses the implementation of the Local Development Scheme (LDS) and the extent to which policies in the Development Plan are being successfully implemented.

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Term	Definition
Appropriate Assessment (AA)	An assessment which identifies any aspect/s of an emerging Plan that would have the potential to have a significant effect on designated wildlife sites (i.e. SACs, SPAs, Ramsar Sites) in light of the Habitats Regulations. (See also Habitats Regulations Assessment (HRA))
Archaeological Interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Article 4 Direction	A direction which withdraws automatic planning permission granted by the General Permitted Development Order (see also Permitted Development Rights).
Best and Most Versatile Agricultural Land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodiversity Action Plan (BAP)	A strategy prepared for a local area aimed at conserving and enhancing biological diversity. East Herts is included within the Hertfordshire Biodiversity Action Plan.
Brownfield Land or Site	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. See also 'Previously Developed Land'.
Call for Sites	Technical work which seeks suggestions from landowners, developers, and other interested parties for all types of potential future development and land-use, including housing, employment, retail, leisure, community and other uses.
Carbon Emissions	See Greenhouse Gases.
Character	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

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Term	Definition
Climate Change	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Climate Change Adaptation	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.
Climate Change Mitigation	This involves taking action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Clusters (a term used in economic regeneration)	A group of businesses or organisations which, due to the goods they produce and/or services they provide, have common customers, technology or use similar specialist skills. They group together in order to enhance the overall competitive advantage of individual companies. For East Herts and Hertfordshire, life science industries and film and television industries comprise two such economic clusters.
Coalescence	The merging or coming together of separate towns or villages to form a single entity.
Co-operation for Sustainable Development Board (Co-op Board)	The Co-op Board was established in 2014 to provide a forum for the discussion of cross boundary issues and the commissioning and management of joint studies.
Community Infrastructure Levy	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Community Right to Build Order	An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.
Competent Person (in terms of site investigation information preparation)	A person with a recognised relevant qualification; sufficient experience in dealing with the type(s) of pollution or land instability; and membership of a relevant professional organisation.
Conformity	Requirement of Local Plans to be in general conformity/agreement with the policies of the National Planning Policy Framework.

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Term	Definition
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Conservation Area	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
County Council	The local authority that is responsible for waste and minerals planning functions in non-unitary, and non-national park, local authority areas. The County Council is also responsible for determining some other types of application and advising on strategic planning issues that are likely to have an impact across the whole county or its sub-regions e.g. transport and education.
Demography	Demography is the study of the size, growth, and age and geographical distribution of human populations, and births, deaths, marriages, and migrations.
Density	Density is a calculation of the number of houses that may be built on a particular piece of land. It is usually expressed as the number of dwellings per hectare (dph). Net density includes those sites which will be developed including directly associated uses, such as access roads within the site, private garden space, car parking areas, incidental open space, landscaping and children's play areas, where they are provided. Gross density includes large-scale open space, roads, schools, hospitals, and other major supporting infrastructure.
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Development	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also 'Permitted Development').
Development Plan	This includes adopted Local Plans, Neighbourhood Plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

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Term	Definition
Duty to Co-Operate	The duty to cooperate was created in the Localism Act 2011. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters. Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans.
Ecological Networks	These link sites of biodiversity importance.
Economic Development	Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
Edge of Centre	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
Employment Land	Land reserved for industry, comprising Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution). Such land tends to be located in urban areas or close to transport networks, often containing a cluster of similar business activities.
Engineering Operations	The statutory definition of development within Section 55 of the Town and Country Planning Act 1990, includes engineering and other operations (e.g. Groundworks), and the making of any material change in the use of land. The carrying out of such operations and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt.
Evidence Base	The evidence that any Development Plan Document is based on consisting of technical data and studies; the views of relevant stakeholders; and other background facts about the area, as appropriate.
Environmental Impact Assessment	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
European Site	This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special

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Term	Definition
	Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.
Flood Plain	Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.
Functional Economic Market Area (FEMA)	A FEMA is an area over which a local economy and its key markets operate.
Green Belt	The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes: • to check the unrestricted sprawl of large built-up areas; • to prevent neighbouring towns merging into one another; • to assist in safeguarding the countryside from encroachment; • to preserve the setting and special character of historic towns; and • to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Green Infrastructure	Green Infrastructure is a strategic network of multi-functional green space, both new and existing, rural and urban, which supports natural and ecological processes and is integral to the health and quality of life in sustainable communities. It provides habitats for and aids migration of wildlife, flood water storage, urban cooling and local access to shady outdoor space as well as creating attractive spaces for recreation.
Green Wedges	Green wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities.
Greenfield Land or Site	Land (or a defined site) usually farmland, that has not previously been developed.
Greenhouse Gases	Naturally occurring examples include water vapour, carbon dioxide, methane, nitrous oxide and ozone. Some human activities increase these gases, including fossil fuel combustion within motor vehicles and some power stations.
Group 1, 2 or 3 Village	The District Plan identifies three types of village:

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Term	Definition
	Group 1 Villages: villages where development for housing, employment, leisure, recreation and community facilities will be permitted, in order to help sustain vital and viable rural communities. Group 2 Villages: villages where limited infill development, together with small-scale employment, leisure, recreation and community facilities will be permitted. In addition, small-scale development identified in an adopted Neighbourhood Plan will be permitted. Group 3 Villages: villages where limited infill development identified in an adopted Neighbourhood Plan will be permitted.
Gypsies and Travellers (Planning Definition included in 'Planning policy for traveller sites')	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show people or circus people travelling together as such.
Habitats Regulations Assessment (HRA)	An assessment which identifies any aspects of an emerging Plan that would have the potential to have a significant effect on designated wildlife sites (i.e. SACs, SPAs, Ramsar Sites) in light of the Habitats Regulations. (See also Appropriate Assessment)
Hertfordshire Infrastructure and Planning Partnership (HIPP)	A partnership established to work together with Hertfordshire Forward, Hertfordshire Local Enterprise Partnership, the Local Transport Body for Hertfordshire, the Local Nature Partnership, other local authorities within the wider south east and other appropriate organisations, groups and partnerships in areas of shared interest to develop and where possible and necessary agree joint approaches to common issues.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Parks and Gardens	A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by Historic England.
Housing Market Area	This is a geographical area which is relatively self-contained in terms of reflecting people's choice of location for a new home.

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Term	Definition
Housing Mix	The mix of different types and tenures of housing, for example, affordable and market housing, owner-occupied and private-rented.
Infrastructure	Providing the necessary supporting 'infrastructure' of utility services, transport, schools, open space, community, health and leisure services. See also Green Infrastructure.
Infrastructure Delivery Plan (IDP)	The Infrastructure Delivery Plan establishes a framework for private and public investment. It identifies as far as possible the infrastructure needs of new development, and the associated costs, phasing, funding sources and responsibilities for delivery.
International, national and locally designated sites of importance for biodiversity	All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.
Landfill	The permanent disposal of waste into the ground, by the filling of man-made voids or similar features, or the construction of landforms above ground level (land-raising).
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. walls) within its curtilage. Listing highlights what is significant about a building or site, and helps to ensure that any future changes to it do not result in the loss of its significance. Historic England is responsible for designating buildings for listing in England.
Local Development Order	An order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
Local Development Scheme (LDS)	The Local Planning Authority's timetable for the preparation of Development Plan Documents.
Local Enterprise Partnership (LEP)	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
Local Green Space Designation	The Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

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Term	Definition
Local Nature Partnership	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.
Local Nature Reserve	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged. (See also Site of Nature Conservation Importance or Site of Biological Interest).
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area.
Local Transport Plan (LTP)	A statutory document which sets out the strategy for the management, maintenance and development of the area's transport system. This five-year integrated transport strategy is prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The Plan also sets out the resources predicted for delivery of the targets identified in the strategy.
Locally Important Biodiversity Sites	Normally smaller, isolated sites, including trees, hedgerows or ponds that may not be designated but make a contribution to local or wider ecological networks.
Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Master Plan	A plan that shows an overall development concept that includes urban design, landscaping, infrastructure, service provision, circulation, present and future land use and built form.
Memorandum of Understanding (MoU)	A Memorandum of Understanding describes a bilateral or multilateral agreement between two or more parties.
Minerals Plan	Planning Policy Guidance advises that mineral planning authorities should plan for the steady and adequate supply of minerals in one or more of the following ways (in order of priority): 1. designating Specific Sites – where viable resources are known to exist, landowners are supportive of minerals development and the proposal is likely to be acceptable in planning terms.

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Term	Definition
	Such sites may also include essential operations associated with mineral extraction; 2. designating Preferred Areas, which are areas of known resources where planning permission might reasonably be anticipated. Such areas may also include essential operations associated with mineral extraction; and/or 3. designating Areas of Search – areas where knowledge of mineral resources may be less certain but within which planning permission may be granted, particularly if there is a potential shortfall in supply.
Mitigation	See Climate Change Mitigation.
Mixed Use Development	A development which contains a variety of uses such as businesses, housing, leisure and recreation. Such developments contribute towards building sustainable communities by increasing accessibility to a range of activities and promoting non-car modes of travel.
Modal Shift	A change of transport mode (for example, car, bus, train, bicycle, walking). In planning terms this usually implies a shift away from the private car to more sustainable transport modes, whether passenger transport or walking and cycling.
Monitoring	See Authority Monitoring Report.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework was published on 27 March 2012 which sets out the Government's planning policies for England and how these are expected to be applied.
Nature Improvement Areas	Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.
Neighbourhood Development Order	An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.
Neighbourhood Plan	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.

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Term	Definition
Original Building	A building and any outbuildings provided at the same time as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.
Out of Centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
Out of Town	A location out of centre that is outside the existing urban area.
Permeability	The extent to which an environment allows for a choice of routes both through and within it, and allows opportunities for movement.
Permitted Development Rights	A national grant of planning permission which allows certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.
Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Planning Practice Guidance (PPG)	A web-based resource which brings together planning practice guidance for England in an accessible and usable way – http://planningguidance.communities.gov.uk/
Plateau	A landscape of fairly level high ground, which in rural areas tends to be a prominent landscape feature, often supporting a unique biodiversity.
Playing Field	The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.
Policies Map (previously Proposals Map)	The Policies Map illustrates on a map, reproduced from or based upon a map base to a registered scale, appropriate policies contained in the District Plan.
Pollution	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

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Term	Definition
Previously Developed Land (PDL) or 'Brownfield' Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development management procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Primary Shopping Area	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
Primary and Secondary Shopping Frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Priority Habitats	Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Public Open Space	Open space, including not just land, but also inland bodies of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and outdoor recreation and can also act as a visual amenity. In some instances, Public Open Space can be designated by a council, where public access may or may not be formally established, but which fulfils or has the potential to fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).
Public Realm	Those parts of a village or town (whether publicly or privately owned) available, for everyone to use. This includes streets, squares, parks, etc.
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Renewable and Low Carbon Energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are

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Term	Definition
	those that can help reduce emissions (compared to conventional use of fossil fuels).
Rural Area Beyond the Green Belt	This East Herts specific policy operates a similar level of restraint to Green Belt. The Rural Area Beyond the Green Belt covers two-thirds of the District not covered by Green Belt, outside designated settlement boundaries.
Rural Diversification	The expansion, enlargement or variation of the range of products or fields of operation of a rural business (branching out from traditional farming activities, for example new income generating enterprises, such as renewable energy, tourism and food processing).
Rural Exception Sites	Small sites used to provide affordable housing in perpetuity where sites would not normally be developed for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Scheduled Monument	Nationally important monuments, usually archaeological remains, which enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Setting of a Heritage Asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
SME (Small to Medium Enterprise)	An independent business managed by its owner or part owners and having a small market share either by number of employees or turnover.

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Term	Definition
Special Areas of Conservation	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Areas	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Site Investigation Information	Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS 10175 (2011 + A1:2013) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Starter Homes	Starter Homes are new homes only available for purchase by qualifying first-time buyers. Such homes will be made available for sale at a price which is at least 20% less than its market value, subject to a maximum price cap of £250,000. (See also Affordable Housing)
Statutory	Required by law (statute), usually through an Act of Parliament.
Statement of Community Involvement (SCI)	The statement of community involvement sets out the processes which authorities must follow in involving local communities in the preparation of local development documents and development management decisions.
Stepping Stones	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
Strategic Environment Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

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Term	Definition
Strategic Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Strategic Land Availability Assessment (SLAA)	An assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The SLAA assesses whether land could come forward for development, not whether it should .
Supplementary Planning Document	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal	A mechanism for considering and communicating the likely effects of a Plan, and alternatives, in terms of sustainability issues with a view to avoiding and mitigating adverse effects and maximising positives. SA of local plans is legally required.
Sustainable Development	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."
Sustainable Transport Modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
Sustainable Urban Drainage System (SuDs)	An alternative solution to the direct channelling of water. SuDs are designed to control the run-off from a development; to improve the quality of the run-off; and to enhance the nature conservation, landscape and amenity value of the site and its surroundings.
Town Centre	Area defined on the Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in local plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

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Term	Definition
Transport Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Transport Statement	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.
Travelling Showpeople (Planning Definition included in Planning Policy for traveller sites)	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers.
Tree Preservation Order (TPO)	A mechanism for securing the preservation of a single or groups of trees of acknowledged amenity value. A tree subject to a TPO may not normally be topped, lopped or felled without consent of the local planning authority.
Urban Extension	Involves the planned expansion of a town and can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities.
Urban Sprawl	The uncontrolled or unplanned extension of urban areas into the countryside.
Use Class	The Town and Country Planning (Use Classes) Order 2007 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class. Classes are as follows: A1: Shops A2: Professional and Financial Services A3: Restaurants and Cafés

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Term	Definition
	A4: Drinking establishments A5: Hot Food Take-Aways B1: Business B2: General Industrial B3-B7: Special Industrial Groups B8: Storage and Distribution C1: Hotels C2: Residential C3: Dwelling houses D1: Non-Residential institutions D2: Assembly and Leisure
Vernacular	The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.
Viability Assessment	Where the deliverability of a development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary. A site is viable if the value generated by its development exceeds the costs of developing it and also provides sufficient incentive for the land to come forward and the development to be undertaken.
Vitality	In terms of retailing, the capacity of a centre to grow or develop its liveliness and level of activity.
Village Development Boundary	A boundary drawn, usually quite tightly, around the main built up area of a village, within which development may be allowed in principle.
Waste Local Plan	A statutory Development Plan prepared by the waste planning authority, setting out policies in relation to waste management and related developments.
Wildlife Sites	Designated land of local and regional importance defined as discrete areas of land considered to be of significance for their wildlife features. They are the most important places for wildlife outside legally protected land such as SSSIs.

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Term	Definition
Wildlife Corridor	Areas of habitat connecting wildlife populations.
Windfall Site	Sites which have not been specifically identified as available through the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

