




# Old River Lane SPD Draft Consultation Statement

Consultation: 5th July - 2nd August 2022



 @Eastherts

 EastHertsDC

 easthertscouncil

01279 655261

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



# **Old River Lane Supplementary Planning Document**

## **Draft Consultation Statement June 2022**

### **1. Introduction**

- 1.1 This statement is the 'Consultation Statement' for the Old River Lane Masterplan Supplementary Planning Document (SPD) as required by the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 The statement sets out what early stakeholder engagement has taken place, and details how the community and other stakeholders will be consulted on the SPD. Following the consultation period (which runs from the 5 July – 2 August 2022), this statement will be expanded to summarise the comments received during the consultation period, including details of how the issues raised have been dealt with in working towards a final SPD for adoption.
- 1.3 SPDs provide guidance to supplement the policies and proposals set out in the East Herts District Plan. SPDs do not have to go through the formal examination process, but consultation with stakeholders and the wider community is still a vital part of the preparation process. The scope of consultation and decision on who will be consulted will reflect the nature of the SPD. Once adopted the SPD will be a material consideration in planning decisions.

### **2. Town and Country Planning Regulations**

- 2.1 SPDs must be produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The relevant regulations relating to the consultation process are explained below.

- **Regulation 12(a)** requires the Council to produce a consultation statement before adoption of the SPD, this must set out who was consulted, a summary of the issues raised, and how these issues were incorporated in to the SPD.
- **Regulation 12(b)** requires the Council to publish the documents for a minimum 4 week consultation, specify the date when responses should be received and identify the address to which responses should be sent.
- **Regulation 35** requires the Council to make documents available by taking the following steps;
  1. Make the document available at the principal office and other places within the area that the Council considers appropriate; and
  2. Publish the document on the Council's website.

### **3. Statement of Community Involvement (SCI)**

- 3.1 The Statement of Community Involvement (SCI) explains how the Council will involve the community in the preparation, alteration and review of planning policy plans and guidance. Community engagement is a key part of the planning system as it ensures that the Council is able to listen to the views of stakeholders and the community to inform the outcome of planning decisions. This helps local people to become directly involved in place shaping in the district. The Council wishes to involve all sectors of the community in the planning process and is committed to maximising publicity of its planning documents.
- 3.2 In October 2019 the Council adopted a new SCI to replace the previous SCI (adopted in 2013) and take into account changes to legislation and policy. This consultation will be undertaken in accordance with the 2019 SCI.

## 4. Early consultation

- 4.1 As part of the scoping of the SPD, an Old River Lane Steering Group has been set up. Membership of the Steering Group includes: Officers from East Herts Council and Hertfordshire County Council; Councillors; representatives from the Cross-party Working Group on Old River Lane; landowner and developer representatives; as well as other representatives from the Town Council, the Neighbourhood Plan Group, the Bishop's Stortford Climate Change Group, the Bishop's Stortford Business Improvement District (BID) and Bishop's Stortford Civic Federation. A number of community representatives also attended the Steering Group meetings.
- 4.2 The purpose of the Steering Group has been to consider all matters relating to the proposed development at Old River Lane with the aim of achieving a high quality development that meets the Council's place-making, corporate and community aspirations and objectives for Bishop's Stortford and its town centre.
- 4.3 As set out in the table below, the Steering Group has met on six occasions between November 2021 and May 2022:

<b>Meeting:</b>	<b>Date:</b>
Steering Group Meeting 1	10 November 2021
Steering Group Meeting 2	13 December 2021
Steering Group Meeting 3	7 February 2022
Steering Group Meeting 4	28 March 2022
Steering Group Meeting 5	25 April 2022
Steering Group Meeting 6	16 May 2022

- 4.4 The Old River Lane Steering Group 'Terms of Reference' is attached for information at **Appendix A**.

4.5 The main tasks of the Steering Group have included:

- to act as a sounding board for the emerging Supplementary Planning Document (SPD);
- to receive, review and critically assess emerging master planning and development proposals;
- to identify and highlight issues which need addressing and to identify possible approaches for dealing with these matters;
- to assess the impact of the development proposals in a comprehensive way for the town, identifying town-wide issues which may be best addressed by looking at proposals in combination and to identify solutions to these issues.

4.6 Meeting with stakeholders has ensured a better understanding of the key issues and aspirations that the community have for the Old River Lane site. Alongside this the Council has been able to get feedback on emerging proposals and principles as well as jointly setting a vision and objectives for the site. The discussions that have taken place at the Steering Group meetings have therefore influenced both the scope and content of the draft SPD.

## 5. Proposed Consultation

5.1 The draft SPD will be published for consultation for four-weeks between the 5 July and 2 August 2022 (5pm). The consultation will be advertised via a press release. Information will be made available on the Council's website and via social media.

5.2 The draft SPD will be available for public inspection at:

- **East Herts District Council (Hertford Office):** Wallfields, Pegs Lane, Hertford, SG13 8EQ. The office is open 10am – 4pm every Tuesday.
- **East Herts District Council (Bishop's Stortford Office):** Charringtons House, Bishops Stortford, CM23 2ER. The office is open 10am – 4pm every Wednesday.

- **Bishop's Stortford Town Council:** The Old Monastery, Windhill, Bishop's Stortford, CM23 2ND. The Town Council is open Monday to Friday 9am-5pm.
- **Bishop's Stortford Library:** The Causeway, Bishop's Stortford, CM23 2JE. The Library is open Monday 10am-7pm, Tuesday-Friday 10am-6pm, Saturday 10am-5pm, and Sunday 12pm-4pm.

5.3 All consultation documents and further information on how to submit representations (comments) will also be available to view on the East Herts Council website ([www.eastherts.gov.uk/oldriverlaneSPD-consultation](http://www.eastherts.gov.uk/oldriverlaneSPD-consultation)). All statutory and relevant consultees will be directly contacted, including those on the planning policy database.

5.4 Representations should preferably be made via the Council's consultation portal – <http://consult.eastherts.gov.uk/portal>. Alternatively representations can be emailed to [planningpolicy@eastherts.gov.uk](mailto:planningpolicy@eastherts.gov.uk). Hard copy representations should be sent to; Planning Policy Team, East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ.

## **Appendix A – Old River Lane Steering Group Terms of Reference**

### **Purpose:**

To consider all matters relating to the proposed development at Old River Lane with the aim of working together to achieve a high quality development and meet the Council's place making, corporate and community aspirations and objectives for Bishop's Stortford and its town centre.

### **Membership:**

- Councillors
- Town Council
- Neighbourhood Plan Rep
- Private sector rep
- Community representatives
- Other
- Supported by officers

### **Tasks:**

- to act as a sounding board for the emerging master planning, Supplementary Planning Document (SPD) and development proposals of the development site at Old River Lane;
- to receive, review and critically assess emerging master planning and development proposals;
- to identify and highlight issues which appear to have been inadequately addressed and to identify possible methods for dealing with these matters;
- to assess the impact of development proposals in a comprehensive way for the town, identifying town wide issues which may be best addressed by looking at development proposals in combination and to identify solutions to these issues. This may necessitate balancing and advising on the best outcomes relating to housing, transport, employment opportunities, community and sports facilities, urban design and service provision in order to contribute to the continued vitality of Bishop's Stortford.

### **Matters to be considered:**

Including but not limited to:

- Masterplanning approach set out in Policy DES1 of the District Plan
- Supplementary Planning Document
- Sustainable transport and travel choices including links to other parts of Bishop's Stortford and beyond
- Community infrastructure and service provision e.g. community facilities; open space; etc.
- Sustainability
- High quality design and creating a distinctive character
- Integration with wider Bishop's Stortford
- The vitality of proposals
- Energy and resource efficiency
- Landscape, biodiversity, historic features.

### **Procedure and reporting:**

- To meet as required
- For notes of each meeting to be taken and circulated to the Group membership
- To make recommendations to the EHC Executive relating to the purpose and tasks of the Group

### **Independent Chairperson:**

We are pleased to welcome Mehron Kirk to the Steering Group. Mehron will be chairing the steering group meetings; he has considerable experience working as a landscape architect and is also a panel member of the Hertfordshire Design Review Service:

<https://www.bdp.com/en/about/people/f---l/mehron-kirk/>