

Appendix B

North of Hertford – Land West of Wadesmill Road, Bengo (HERT4, Phase 2)
Masterplanning Framework. Summary of points received by East Herts Council
in relation to Durkan’s Public Consultation between 30 August and 14
September 2022

	Issue Raised	Comment
1	Objection to land being removed from Green Belt	The land has already previously been removed from the Green Belt on the adoption of District Plan in 2018.
2	Loss of landscape/open countryside/topography	The site is a strategic allocation in the District Plan and would of necessity result in development of this area. The principle of bringing the site forward for development has already been established through the Plan’s strategy to meet the district’s housing requirements.
3	Loss of the ‘lonely oak’	The lonely oak would remain as part of any development proposals.
4	Landscape currently used for recreation	The Masterplanning Framework provides for continued access to byway and countryside beyond as well as areas for play within the development. The public right of way is a protected feature.
5	Highways/Parking/Access/Traffic generation/Infrastructure objections	In principle agreement to development at the strategic development site was given by HCC at the District Plan formulation stage. Site promoters are known to be working with HCC Highways to agree a transport approach prior to submitting a scheme. Once a scheme is submitted Highways comments will guide the Council’s response in this respect in determining any future application.
6	Education – capacity/shortfall of places	In principle agreement to development at the strategic development site was given by HCC at the District Plan formulation stage. The site forms part of HCC’s agreed approach to delivering places at primary and secondary level to meet the District Plan strategy. Any applicants for planning permission at the site would be required to enter into a S.106 agreement to ensure that contributions towards necessary provision of services commensurate

	Issue Raised	Comment
		with the level of development would be met.
7	Lack of supporting facilities and services – shops, doctors and dentists	Local shopping opportunities are available at both The Avenue parade and at the Co-op in Bengo. Engagement with the NHS occurred during the plan making stage and the Inspector noted that “the IDP clearly identifies the necessary social and community infrastructure (including health and education) to support development sought by the Plan”. Any applicants for planning permission at the site would be required to enter into a S.106 agreement to ensure that contributions towards necessary provision of services commensurate with the level of development would be met.
8	Bengo Field successfully defended from gravel extraction so should not be developed	The HERT4 site allocation does not lie within the current Minerals Plan Preferred Area No.2 and did not form part of the recent minerals planning applications/appeals.
9	Policy HERT4 and previous statements by the Council detail that development would only take place after minerals extraction had occurred	The policy position is noted in respect of minerals extraction and would be an issue to be considered by the Council if and when an application is submitted. The masterplanning process, however, occurs as a separate stream in advance of this and it is a specific policy requirement of the District Plan that the Council is obliged to carry out this process with applicants (HERT4 and DES1). The masterplanning process for the HERT4 site is therefore taking place on a ‘without prejudice’ basis to the outcome of any application which may be submitted in due course.
10	Loss of Bengo Field	The area of Bengo Field which lies outside of the site allocation is protected by Neighbourhood Plan Policy LGS1, which designates the area as a Local Green Space (via Policy LGS1). The Public Right of Way is likewise protected
11	Water supply & Pressure/Sewage/Drainage/Potential risk to the drinking water aquifer below the site	Thames Water engaged with the Council at the plan making stage and confirmed that they would not object to development proposals in this location provided that developers demonstrate as part of any application that there is adequate wastewater capacity both on and off site to serve the development or that where there is a capacity issue to demonstrate

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		how any necessary upgrades will be delivered ahead of the occupation of development. It would therefore be incumbent on the site promoter to demonstrate this as part of any future planning application and ensure that any potential effect on the aquifer is suitably assessed and mitigated.
12	Impact on skylarks (protected species) in the field and other wildlife	Impacts on wildlife and other ecological and biodiversity issues would be considered at the planning application stage. Applicants would need to demonstrate how proposals comply with the requirements of District Plan policies, in particular Policies NE3 and NE4.
13	Additional houses would add to noise, light and environmental pollution in the area	The site is a strategic allocation in the District Plan. While some effect would be inevitable, policies in the Plan aim to mitigate impact as much as possible and developers would need to demonstrate compliance with them in their proposals.
14	Housing not affordable	The District Plan requires the provision of 40% affordable housing (HOU3) and the Masterplanning Framework confirms provision in that amount.