

ESSENTIAL REFERENCE PAPER 'N': CHAPTER 8 - WARE

Question 36: Growth Options for Ware

Please rank the growth options for Ware in order of preference, and comment on their suitability. Are there any options we have not considered?

135 people/organisations provided comments in relation to Question 36. These included:

- 112 Individuals
- 12 Developers/landowners/agents/businesses
- 9 Stakeholders/organisations:
 - Environment Agency
 - Epping Forest District Council
 - Hertfordshire Biological Records Centre
 - Hertfordshire County Council, Passenger Transport Unit
 - Lee Valley Regional Park Authority
 - Save Our Green Spaces (SOGS) representing Ware South
 - Stop Stansted Expansion
 - Thames Water Property Services Ltd
 - The Ware Society
- 2 Town and Parish Councils:
 - Stanstead Abbots
 - Ware

Q36 - Summary Comment	Q36 - Detailed Comment
Option 1	<ul style="list-style-type: none"> • Need to prioritise this • Shortage of land within the town • May exacerbate flood risk • Keep pressure off town centres • Prioritise brownfield land • Need to preserve the character of the town; concerned that development could damage the character of the town
Option 2	<ul style="list-style-type: none"> • This is the least constrained in terms of environmental designations. Need to consider strategic gap with Thundridge • Outside flood plain but need to consider River Rib • Nun's Triangle is part of a Registered Garden (Poles Park) • Minimal impact on the character of the town • Has most going for it, but Musley Hill and High Oak Road are already congested • Avoid 'Cow Fields' area between Wodson Park and High Oak Road, which is well used by local residents for walking and local events • Good access to A10 • Downward slope to north could make it difficult to design a cost effective sewerage system • Easier to ensure access to bus services and development could be arranged around the main north/south corridor. Existing bus services are contracted and would have greater opportunity to strengthen these
Option 3	<ul style="list-style-type: none"> • Good integration with town via numerous access stubs. • Proximity to bus routes • Would cause considerable traffic problems for traffic accessing the town or A10 unless a significant new road network was provided. • In terms of transport provision it would be less sustainable as more remote from the town centre and existing transport provision. It is likely that a new or diversion of existing route would be required to access the location. • Low flood risk
Option 4	<ul style="list-style-type: none"> • Only suitable for flats, contrary to SHMA recommendations • Flood risk • Potential negative impact on the Lee Valley Regional Park • Concerns about coalescence with Stanstead Abbots
Option 5	<ul style="list-style-type: none"> • Threat to strategic gap with Hertford - coalescence • Poor access • Minimal impact on the character of the town • Remote from town centre and has poor links to existing passenger transport provision. Additional services will be necessary and probable on-going subsidy will be required. • Development would enable community benefits in allowing finance for completion of Ware Campus of Hertford Regional College
Infrastructure	<ul style="list-style-type: none"> • Infrastructure cannot cope • Including congestion issues • Consider funding • Development should not come forward ahead of the necessary infrastructure upgrades
Oppose growth of Ware	<ul style="list-style-type: none"> • Oppose more development • Oppose 3500 homes • No development in the Green Belt • No building on agricultural land
Support the growth of Ware	<ul style="list-style-type: none"> • To provide homes near workplace

Q36 - Summary Comment	Q36 - Detailed Comment
Other options	• Expansion of Great Amwell south of Ware, which has good transport links. A10 is a defensible boundary
	• Routes north of Ware: High Cross, Colliers End, Puckeridge
	• Watton at stone and Stanstead Abbots because they have rail links;
	• use the Olympic Stadium
	• Build on stilts between New River and River Lea west of Ware
	• South of Royston area
	• Build a new town
Misc	• Prioritise empty properties
	• Need something for young people to do
	• The approaches to Ware must be preserved in terms of general ambience
	• Build a mixture of houses and flats
Site Specific Comments	• Access to major roads is important
	• Risk of coalescence with Hertford or surrounding villages
	• Crane Mead
	• Near Great Amwell
	• Baldock Street Car Park
	• Land East of Trinity Centre
	• Ware Library
	• 2b Star Street
	• Agricultural Nursery adjacent to Presdales School, Hoe Lane
	• Hertford Rugby Club, Hoe Lane
• Little Acres, Hoe Lane	
• Chadwell Springs	
• Option 5 landowner joint response	
• Land East of Ware	

Comments received in respect of other Chapters

Chapter 3: Development Strategy

Q36 - Summary Comment	Q36 - Detailed Comment
Housing target	• Question need for so many homes
	• Ignore target-driven options and build according to actual local needs and budgets

Question 37: Approaches to development in Ware

Please rank the approaches to development in Ware in order of preference. Is there another approach we have not considered?

17 people/organisations provided comments in relation to Question 37. These included:

- 5 Individuals
- 7 Developers/landowners/agents/businesses
- 4 Stakeholders/organisations:
 - Environment Agency
 - Epping Forest District Council
 - Richard Hale Association
 - The Ware Society
- 1 Parish Council:
 - Stanstead Abbots

Q37 - Summary Comment	Q37 - Detailed Comment
Lower Density Support	<ul style="list-style-type: none"> • Any further growth in Ware should be family houses only – already far too many small flats in the town. The number of these should be extremely limited and built on brownfield sites only. This is essentially a low to no-growth approach for the town. • Lower density does not mean higher land take and has better living conditions.
Medium Density Support	<ul style="list-style-type: none"> • Currently an excess of High Density development (flats) in Viaduct Road, Crane Mead, Star Street and other central areas. More medium density housing for families required. • Ware Society: Choice based on desire to maintain town as a pleasant place in which to live, work and take leisure. Whilst it is true that some older high-density housing is now regarded as desirable, modern developments of this nature are less so. High-density housing with narrow roads and restricted car parking facilities are undesirable. While it is appreciated that lower density housing will require more land take, this is a price that needs to be paid for the protection of our town and the wellbeing of the residents.
Medium Density Comment	<ul style="list-style-type: none"> • Marginally better than 3
Higher Density Support	<ul style="list-style-type: none"> • Epping Forest DC: A higher density is preferred, in order to effectively concentrate homes near services, and to minimise take up of Greenfield land, and land with natural conservation value. It would also make use of the available land in the most efficient way. • Vital to avoid any coalescence with neighbouring settlements, and to stay away from the flood plain and wildlife sites of nearby settlements. Lowest land take supported.
Higher Density Comment	<ul style="list-style-type: none"> • Unsuitable for a country town. All land should have the same dph!
No ranking of approach	<ul style="list-style-type: none"> • Impossible to rank "general approaches". Across the district as a whole, densities need to be maximised and this is particularly so in the towns and it also depends if it is a net or gross figure. By way of example, high density buildings in a parkland setting may be more appropriate on the edge of the town as opposed to a "low density" traditional estate. • Density can only be determined on a site by site basis given it is intrinsically linked to detailed design. However, we refer to our comments made under question 24 above, which highlights the importance that the choice of development strategy, in terms of broad locations for growth, will have in regard to the provision of an appropriate mix of homes for Ware and the district as a whole. SHMA outlines that market housing in East Herts 71.7% should be 3 bedrooms or larger - a high proportion of flats have been delivered in Ware in recent years. If this balance is to be redressed housing allocations to be in locations appropriate for houses rather

Q37 - Summary Comment	Q37 - Detailed Comment
	<p>than flatted development, in the interests of providing for a mixed community in accordance with PPS3, which outlines the requirement for an evidence based approach to the provision of an appropriate housing mix.</p> <ul style="list-style-type: none"> Do not believe it is possible or realistic to seek to define development densities on a town-wide basis. Rather, development densities should reflect the character, context and potential of individual development sites, with the Core Strategy simply providing a commitment to maximise the development potential of individual sites.
No Preference	<ul style="list-style-type: none"> Environment Agency: Decisions on densities will be affected by flood risk considerations and should be informed by the Strategic Flood Risk Assessment. To promote sequentially preferable sites it may be necessary to promote higher density developments in order to avoid encroaching into the floodplain. Where flood risk is not a constraint to development, lower densities may be achievable.
Other Approach Not Considered	<ul style="list-style-type: none"> Richard Hale Assn: Alternative approach suggested that reflects the character of the areas affected by growth. Density should accordingly be consistent with the density of existing neighbouring residential areas, but adjusted upwards where this density is very low, to allow a range of property types to be built. A mixture of density.
Support for Sites	<ul style="list-style-type: none"> South of Ware as part of Great Amwell Village

Comments received to Q37 in respect of other issues in Chapter 6

Q37 - Summary Comment	Q37 - Detailed Comment
Q36 - Growth Options	<ul style="list-style-type: none"> Approach to development in Ware should occur by way of segregated expansion further to the south of Ware as part of Great Amwell village. This will have regard to the constrained nature of Ware and provide sustainable growth by way of a separate expansion of Great Amwell, whilst protecting and avoiding coalescence with Ware. Expansion to the south of Ware at Great Amwell would benefit from the public transport links to Ware, but will remain separated from Ware by Post Wood and Presdales. Expansion of Great Amwell provides alternative to direct expansion of Ware by benefiting from sustainable links along Amwell Hill and containment within the A10 bypass Stanstead Abbots Parish Council: We support East Herts Council's commitment to avoid coalescence into Stanstead Abbots and therefore think that option 4 on page 220 is undesirable.

Question 38: Ware Vision

Do you agree with the emerging LDF Vision for Ware?

23 respondents provided comments in relation to Question 38. These included:

- 4 Individuals
- 9 Developers/landowners/agents/businesses
- 9 Stakeholders/organisations:
 - Environment Agency
 - Epping Forest District Council
 - Hertford Regional College
 - Hertfordshire Biological Records Centre
 - Lee Valley Regional Park Authority
 - Natural England
 - Richard Hale Association
 - Sport England
 - The Ware Society
- 1 Parish Council:
 - Stanstead Abbots

Q38 - Summary Comment	Q38 - Detailed Comment
Support	<ul style="list-style-type: none"> • Support
	<ul style="list-style-type: none"> • Natural England: supports the emerging LDF Vision for Ware in 2031
	<ul style="list-style-type: none"> • The emerging LDF vision for Ware seems appropriate given the history and geography of the town.
	<ul style="list-style-type: none"> • The Ware Society: It would appear that this is very much aspirational and continuous monitoring and development will be essential if the objectives are to be achieved.
	<ul style="list-style-type: none"> • Unfortunately a vision and action are two different things - the former is normally expendable when it is deemed necessary. Vision is too weak a word but agree with the sentiment.
Partly Agree	<ul style="list-style-type: none"> • Support
	<ul style="list-style-type: none"> • Agree with the goal established here, with caveat that it is possible to achieve only if there is very little or no growth in the town. Any building on greenbelt land or substantial infilling of green space within the town will negate the stated goals, drastically reducing the standard of living in the town and spoiling its small country town character.
	<ul style="list-style-type: none"> • Hertfordshire Biological Records Centre: The vision must protect the natural environment including the river, habitats and the species they support.
	<ul style="list-style-type: none"> • If vision is adhered to, it would be suitable for Ware. If too many dwellings (particularly more flats) are built, it would completely alter Ware as 'an attractive town and pleasant place to live'.
Object	<ul style="list-style-type: none"> • The "emerging visions" for the towns may be appropriate in other Council documents but they do not add anything to the Core Strategy and should not be included in a document intended to provide for and guide development. In the September 2009 guidance document resulting from the experience of examining DPDs, PINS states that such documents should be clear and succinct - "Generic statements and vague aspirations that could apply anywhere will not lead to a deliverable and worthwhile plan".
	<ul style="list-style-type: none"> • Cannot see how the LDF vision for Ware can be achieved given the scale of growth envisaged for Ware under all options and the need for the majority of this growth to be provided by Greenfield development.
Additional Matters Required in Vision	<ul style="list-style-type: none"> • It is surely inevitable that under any chosen Development Strategy there will be greenfield/Green Belt development around the district's towns, and it is misleading not to acknowledge this in the Vision.
	<ul style="list-style-type: none"> • Hertford Regional College: Note that the vision refers specifically to the importance of primary and secondary schools in achieving high education attainment. Consider the vision should also refer specifically to further and adult education provision (given the references to this at paragraph 2.8.1). Suggested amended wording: • <i>High educational attainment will be maintained and. Suitably sited primary and secondary schools will enable all of Ware's children to be educated within appropriate catchment areas. Ware will form a focal point for excellence in further, higher and adult education, servicing the District as a whole. Ware's community spirit will endure and opportunities for social interaction will increase.</i>
	<ul style="list-style-type: none"> • Environment Agency: The vision would benefit from a direct reference to managing flood risk and using new development to contribute to reducing existing flood risk wherever possible.
	<ul style="list-style-type: none"> • No mention of the flood plain.
	<ul style="list-style-type: none"> • Ware is not large enough to support a cinema or theatre and will attract more cars to a congested town.
	<ul style="list-style-type: none"> • Lee Valley Regional Park: References to the Regional Park welcomed within this section, but wish to see the Park referenced in the emerging draft vision. The last paragraph should read:
	<ul style="list-style-type: none"> • <i>"Continued protection and enhancement of the River Lea, the Lee Valley Regional Park and other open space, together with the preservation of existing</i>

Q38 - Summary Comment	Q38 - Detailed Comment
	<p><i>trees and new landscaping within the town will help Ware adapt to climate change"....</i></p> <ul style="list-style-type: none"> • Vision should include provision for expanding existing key businesses in and around Ware. The Vision for Ware refers to the need for the town centre to continue to provide a range of retail services and other facilities and to maintain its vitality. However, this does not cater for any policy guidance concerning existing major business outside the town centre, in particular Van Hage. • The Vision does not reflect the current recognised shortfall in retail provision for Ware. • Sport England – While overall vision broadly supported, core strategy needs to address land use implications for Ware of the playing pitch strategy as deficiencies in the area are particularly significant e.g. the need for additional playing pitches would justify new sites being identified for outdoor sport and/or major new development should incorporate outdoor sports provision.
Other Ware Related Comments	<ul style="list-style-type: none"> • Support emphasis on retaining Ware's function as a key employment base for the district. For a town with significant areas of employment accommodation and buoyant land values there will however be inevitable tension between maintaining suitable employment sites and the pressure to release sites for higher value purposes. Evidence from PPS3, PPS4 to support view that • There may be considerable pressure for existing employment sites to be converted to residential uses, particularly where old estates require redevelopment and investment. Land value issues (employment and residential) raised.
Support for Sites	<ul style="list-style-type: none"> • South of Ware as part of Great Amwell Village. • Van Hage Garden Centre

Comments received to Q38 in respect of other issues in Chapter 6

Q38 - Summary Comment	Q38 - Detailed Comment
Q36 - Growth options	<ul style="list-style-type: none"> • Stanstead Abbots Parish Council: We support East Herts Council's commitment to avoid coalescence into Stanstead Abbots and therefore think that option 4 on page 220 is undesirable.