



**EAST HERTS
DISTRICT PLAN
SUMMARY OF POLICIES**

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HOUSING

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).

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.

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.

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

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

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.

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.

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.

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 plan

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).

ECONOMIC DEVELOPMENT

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 floor space 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.

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.

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;
- (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.

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;
- (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.

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

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).

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).

RETAIL DEVELOPMENT

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 gross within the settlement boundary of Hertford
- Over 500 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.

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).

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

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.

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).

DESIGN AND DEVELOPMENT

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

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.

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.

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 meterage.

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

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.

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.

TRANSPORT

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.

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.

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'.

COMMUNITY FACILITIES, LEISURE AND RECREATION

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.

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.

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.

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.

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

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.

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.

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;
- (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.

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 outweighs the loss.

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.

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.

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).

NATURAL ENVIRONMENT

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.

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.

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.

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.

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.

HERITAGE ASSETS

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.

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.

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.

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.

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.

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.

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.

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.

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.

HA9 Enabling Development

I. Proposals for enabling development will be assessed having regard to Historic England's latest guidance on enabling development.

CLIMATE CHANGE

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.

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.

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
- (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.

WATER

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.

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.

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.

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.

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.

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.

ENVIRONMENTAL QUALITY

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.

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.

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.

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.

DELIVERY AND MONITORING

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.

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.

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;
- 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.

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.

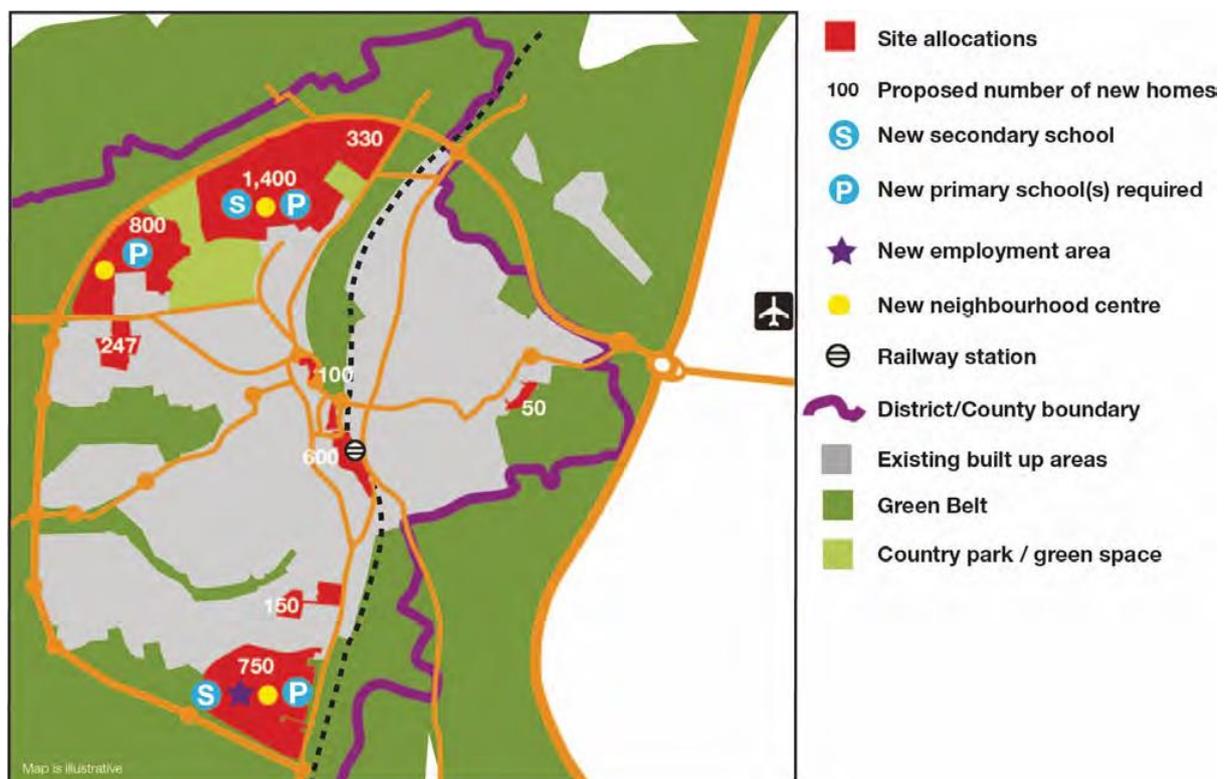
5.2 Neighbourhood Plans

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 below:

Figure 5.1 - Key Diagram for Bishop's Stortford



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

(e) 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
(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.

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

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

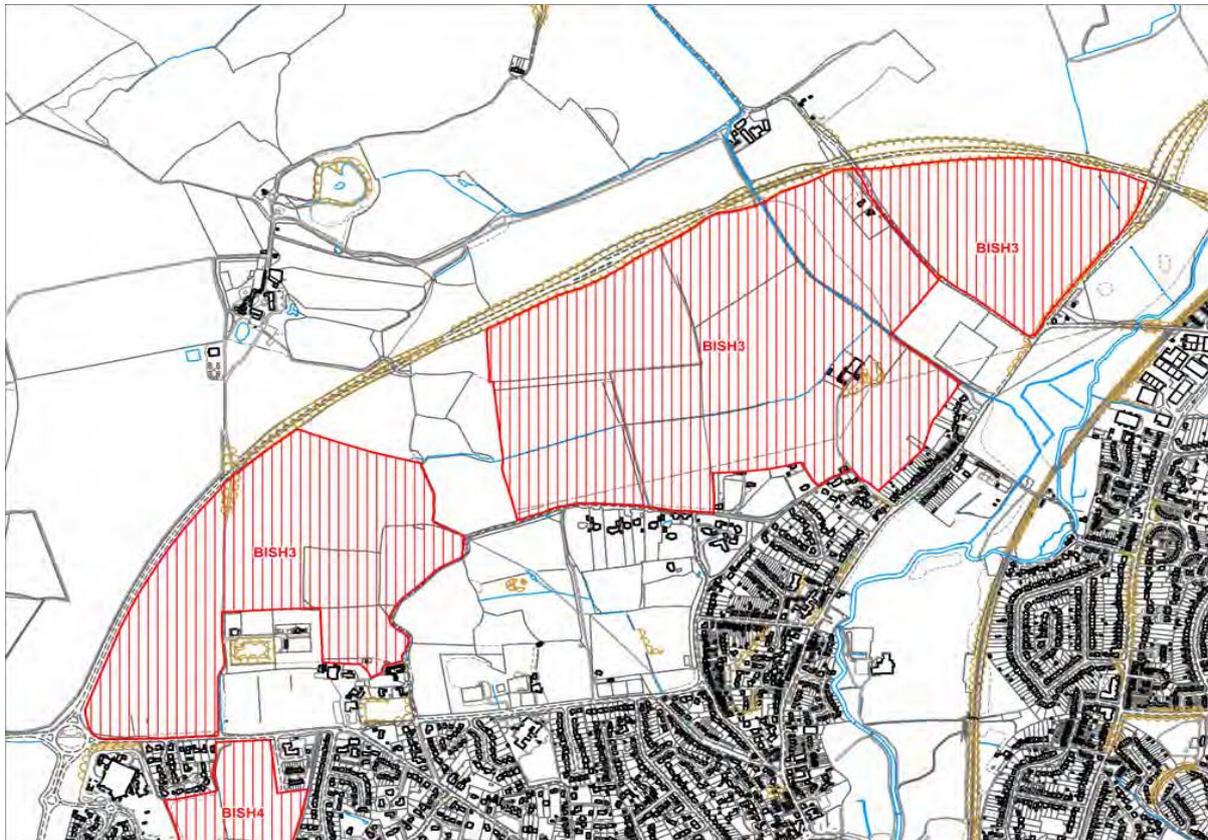
Development proposals in Bishop's Stortford Town Centre will be expected to take account of, and positively contribute to, proposals contained within the Bishop's Stortford Town Centre Planning Framework, as appropriate. Bishop's Stortford North (Policy BISH3).

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.

Policy BISH3 Bishop's Stortford North Land

Figure 5.2 - Site Location: Bishop's Stortford North © Crown copyright. All rights reserved. 2018. LA Ref: 100018528.



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
- (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

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

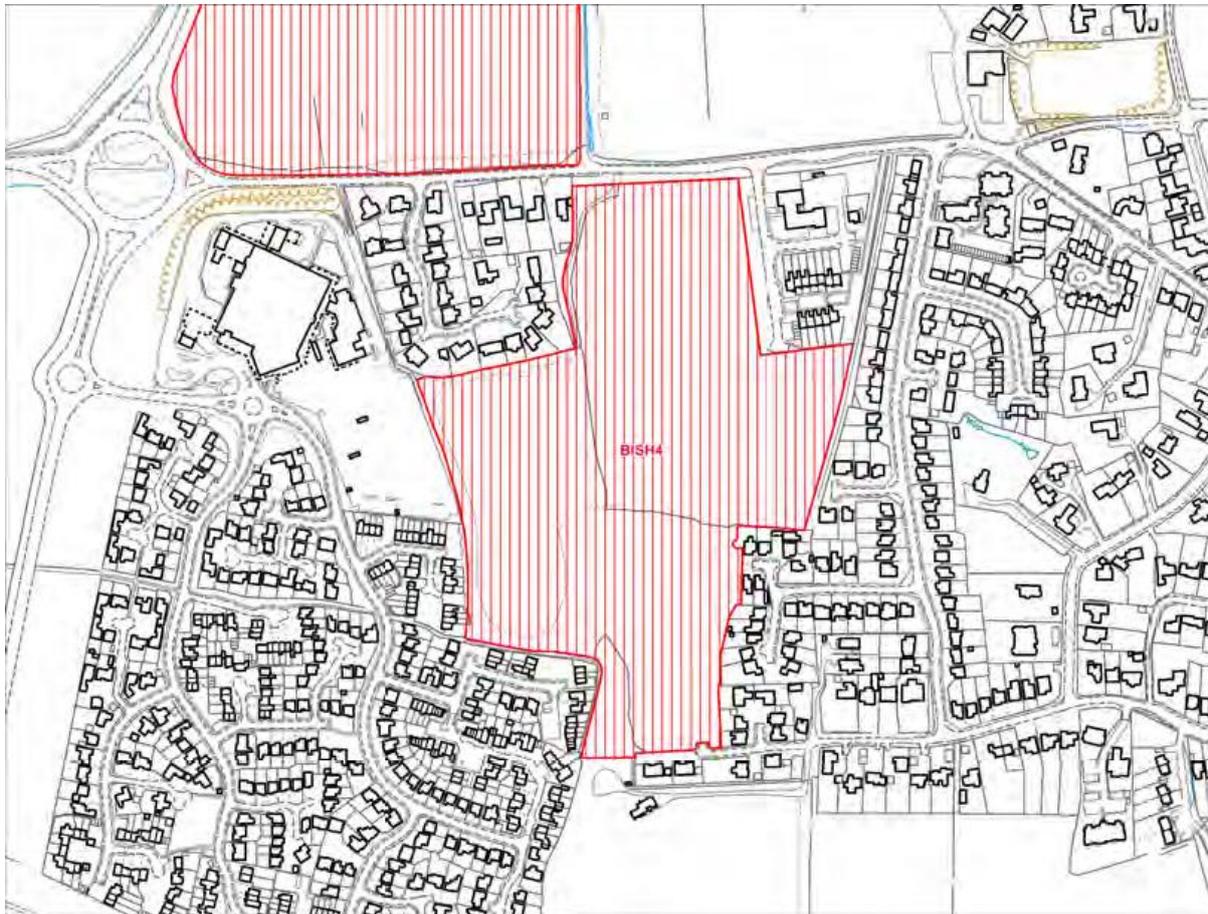
- (f) a new Country Park shall be provided to include the Green Belt land north and south of Dane O' Coy's Road, including Hoggate's Wood and Ash Grove, including long-term arrangements for management and maintenance. Other open spaces and play areas should also be provided throughout the site
- (g) 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
- (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.

Policy BISH4 Land South of Hadham Road

Figure 5.3 Site Location - Land South of Hadham Road © Crown copyright. All rights reserved. 2018. LA Ref: 100018528.



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.
- (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

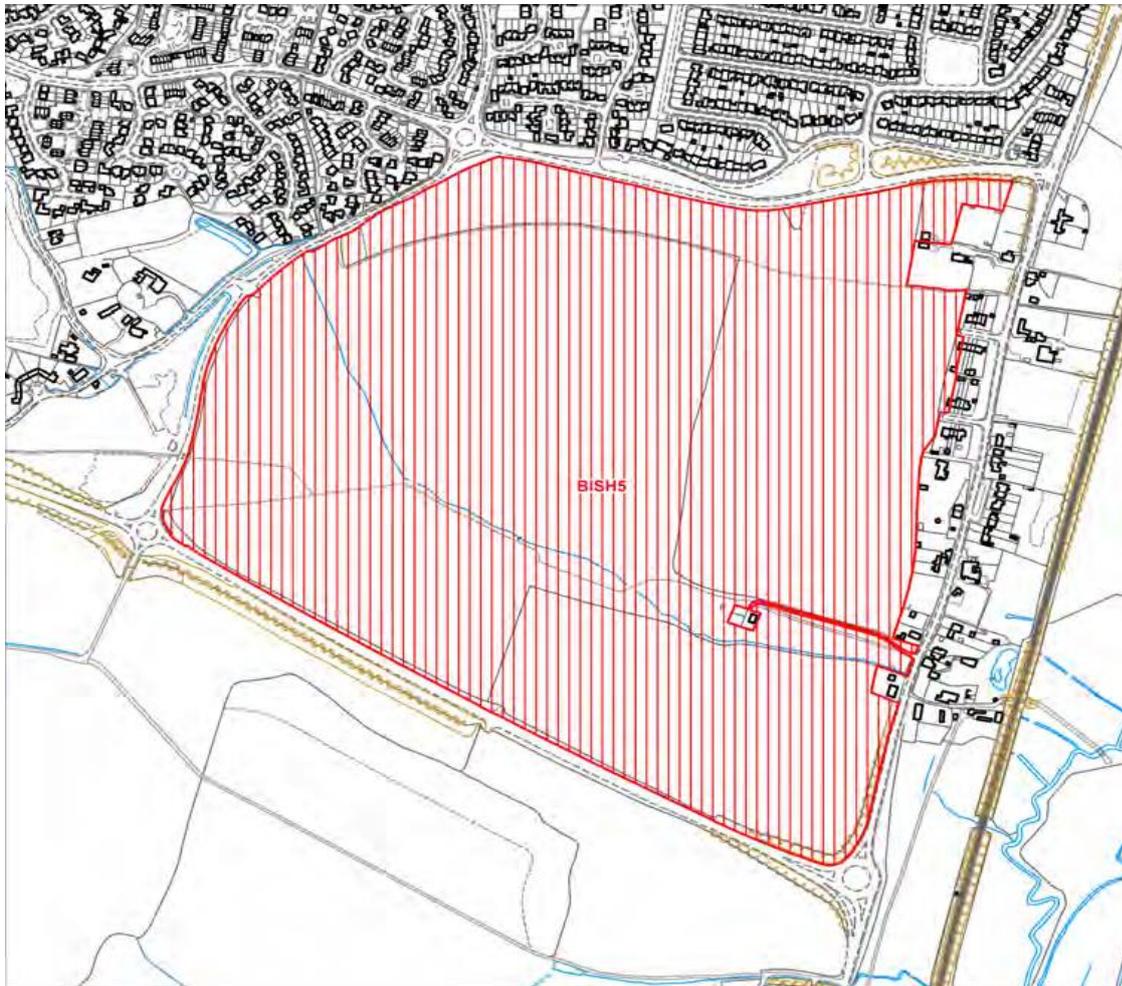
- (g) sustainable transport measures which encourage walking and cycling, and enhanced passenger transport services
- (h) public amenity green space and play areas
- (i) the delivery of all other necessary on-site and appropriate off-site infrastructure
- (j) other policy provisions of the District Plan, 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.

Policy BISH5 Bishop's Stortford South

Figure 5.4 Site Location - Bishop's Stortford South © Crown copyright. All rights reserved. 2018. LA Ref: 100018528.



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)
- (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.

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

Figure 5.5 Site Location - Bishop's Stortford High School Site, London Road © Crown copyright. All rights reserved. 2018. LA Ref: 100018528.



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.

Policy BISH7 The Goods Yard

Figure 5.6 Site Location - Land at the Goods Yard © Crown copyright. All rights reserved. 2018. LA Ref: 100018528. 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

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.

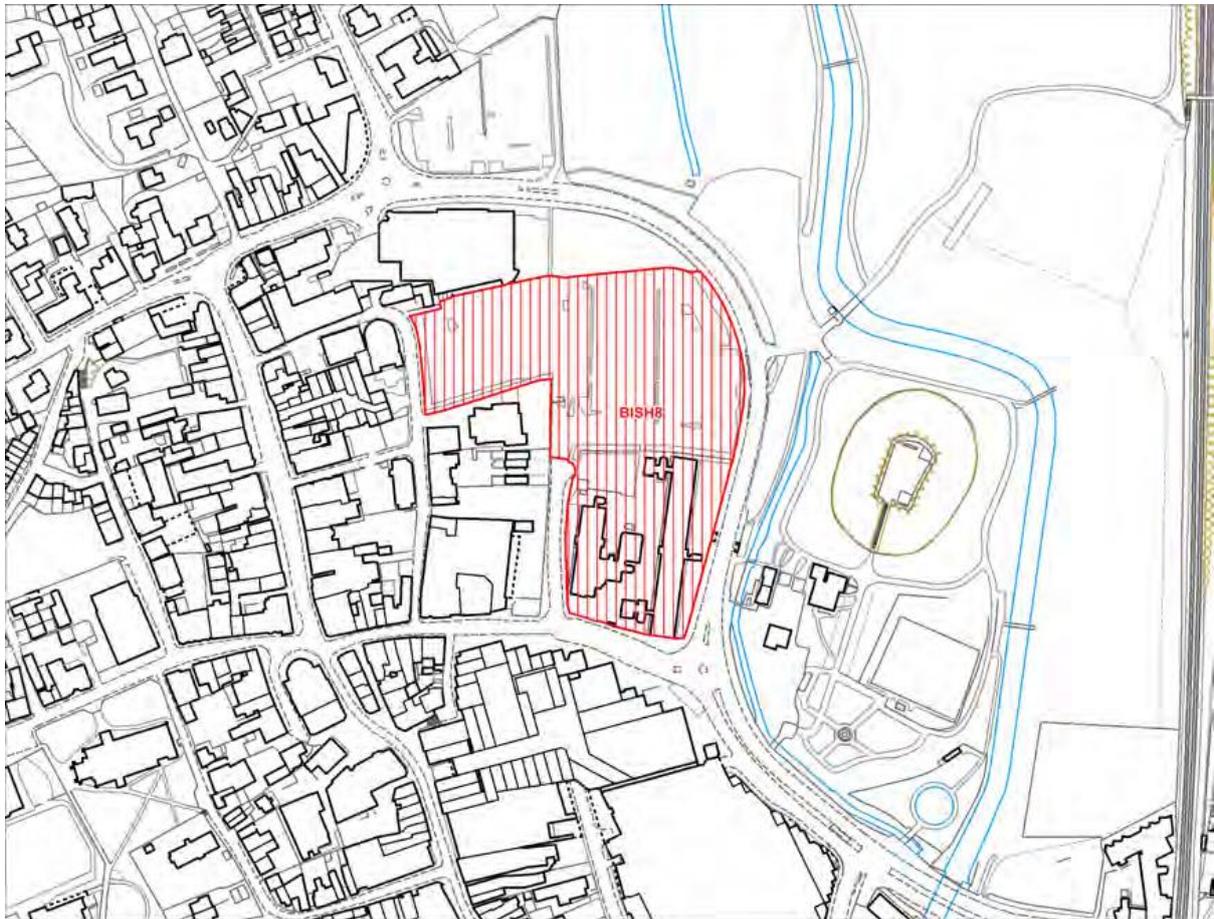
IV. Site promoters must work with Hertfordshire County Council as the Highways and Transport Authority to undertake transport modelling to assess and provide suitable mitigation measures against vehicular congestion in the town centre. Old River Lane (Policy BISH8).

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.

Policy BISH8 Old River Lane

Figure 5.7 Site Location - Land at Old River Lane © Crown copyright. All rights reserved. 2018. LA Ref: 100018528.



- 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
 - (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

(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.

Policy BISH9 East of Manor Links

Figure 5.8 Site Location - East of Manor Links © Crown copyright. All rights reserved. 2018.
LA Ref: 100018528.



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

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

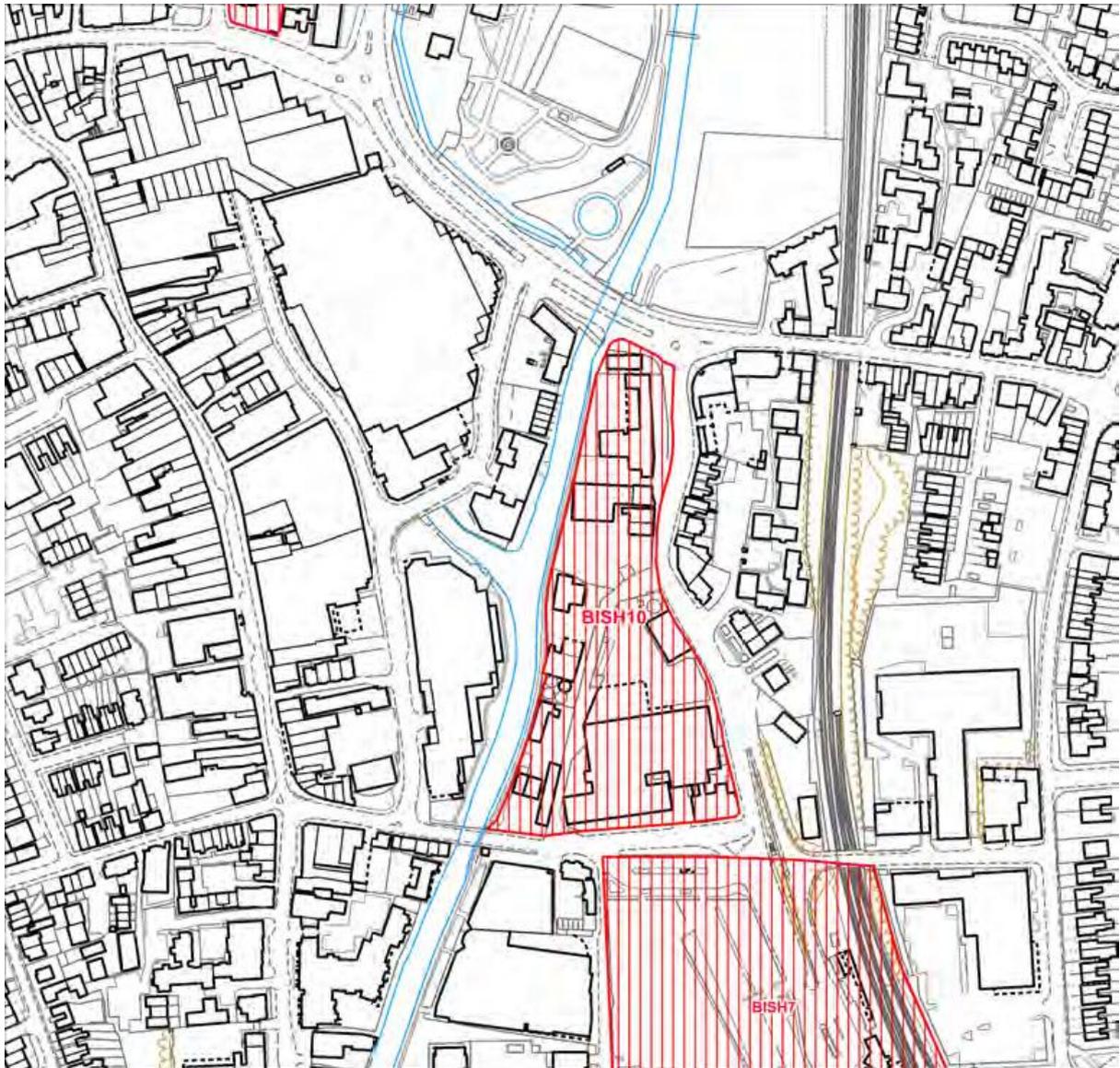
- (e) responding to the existing landform, incorporating existing landscaping within new streets, paths and spaces, creating quality local green infrastructure which maximises opportunities presented by existing landscape features including watercourses, to create net gains to biodiversity through additional 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.

Policy BISH10 The Mill Site

Figure 5.9 Site Location - Land at the Mill Site © Crown copyright. All rights reserved. 2018.
LA Ref: 100018528.



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

- (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 pallets 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.

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

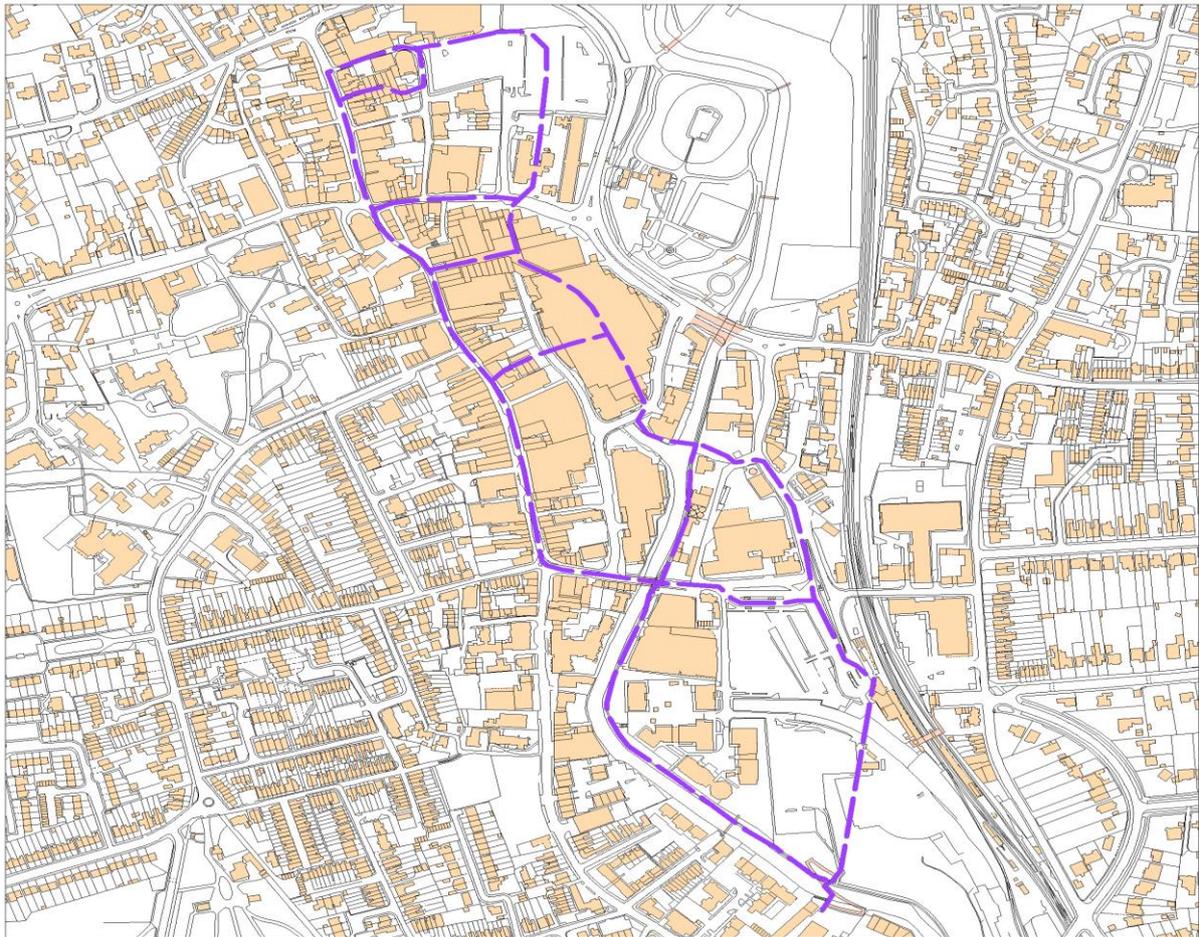
- (a) The Goods Yard, as set out in Policy BISH7
- (b) Old River Lane, as set out in Policy BISH8.

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. LA Ref: 100018528.



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).

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
- (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

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.