

East Herts District Plan

Submission Version - Supporting Documents

Draft District Plan Policy 'BISH 9 – East of Manor Links, Bishop's Stortford'

**Statement of Common Ground between
Herts District Council,
Stortford Golf Club 2004 Ltd &
Homes Plc**

**East
Bishop's
Weston**

Revision F

October 2017

Submitted to EHDC by:

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&

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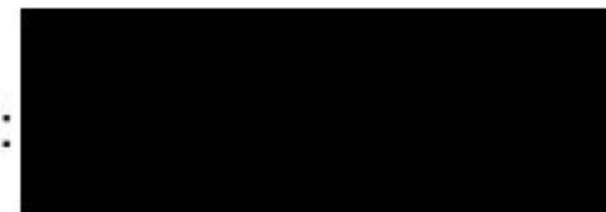
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On behalf of Weston Homes

1 Introduction

- 1.1 The adopted East Herts Local Plan designates the land east of Manor Links, Bishop's Stortford, as part of the wider Metropolitan Green Belt. The emerging Local Development Framework (withdrawn) and replacement District Plan have both included a site, of varying size, in this locality, as a possible housing allocation. The history of the site as it has evolved as a proposed allocation is set out in Appendix 5.
- 1.2 The site owners, [Bishop's Stortford Golf Club 2004 Ltd., (BSGC)] and its developers under option, [Weston Homes Plc (WH)], are jointly promoting the site, which now forms Policy BISH 9 – *East Of Manor Links*, as an allocation for 50 dwellings.
- 1.3 On 8 and 15 September 2016, the EHC Executive Panel resolved to include the site, for the suggested 50 dwellings, numbered as *Policy BISH 9 – East of Manor Links*. in the Pre-Submission District Plan Consultation 2016, (pages 22 – 24). That consultation took place between 3rd November to 15th December 2016. The Policy BISH 9 extract from the Pre-Submission District Plan Consultation 2016 appears at Appendix 1 to this Statement of Common Ground (SoCG).
- 1.4 EHC has requested that a SoCG be prepared to inform the District Plan Examination. Accordingly, this SoCG Rev F relates to *Policy BISH 9 – East of Manor Links*, which the Pre-Submission District Plan allocates for 50 dwellings with removal from the Green Belt.

2. Site Boundaries

- 2.1 The BISH 9 boundaries are shown on the Pre-Submission District Plan Consultation 2016 Figure 5.8, also at Appendix 1, demonstrating its position to the east and south of existing housing on Manor Links and Cecil Close respectively, with two points of access suitable for vehicles onto Manor Links. This land was once part of the golf course, but has been unused for many years and is now an area of scrub, with a cluster of mature trees in a central location. The site, including access roads, extends to 2.158 ha (5.33 acres).

3 Indicative Layout and Quantum of Development including type and mix of dwellings

- 3.1 An Indicative Sketch Layout has been prepared, and updated periodically in response to evolution of the emerging District and Neighbourhood Plans, scheme development and comments received. The current version is Drawing WH

117/P/16/SK10.01 Rev B, dated 11.11.2016, which illustrates how the site could be laid out, with the approved access points onto Manor Links, and to reflect the following considerations:

- Emerging "EHC District Plan" policies, e.g. Policy HOU 1 *Type and Mix of Housing*, Part I, which seeks, inter alia, an appropriate mix of housing tenures, types and sizes so as to create mixed and balanced communities; HOU 2 *Housing Density*, which requires efficient use of land but with density informed by the character of the local area and satisfying 4 criteria, and Part III which identifies medium average net densities as normally appropriate for sites in peripheral locations on the edge of settlements; and CFLR 1 *Open Space, Sport and Recreation*, Part 1 which expects residential developments to provide, inter alia, open spaces to meet the needs arising; and Accessible Natural Greenspace to Natural England's standards;
- Emerging "Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and part of Thorley" policies, particularly BSEM2 – *Master-planning, setting and character*;
- Affordable Housing provision, compliant with the emerging District Plan Policy HOU 3 Part I maximum of 40% on sites proposing 15 or more dwellings, (subject to negotiation at the time of a planning application), with a Part II mix of tenures as advised by the EHC Housing Officer in July 2016; and a Part V integration into the open market housing via clusters; this is also compliant with emerging District Plan Policy BISH 9 Part II (b);
- A topographic survey of the site to identify the position of the significant trees within the centre of the site;

3.2 The resultant master-planning exercise is shown on Drawing WH117/P/16/SK10.01 Rev B *Indicative Sketch Layout* (date 11.11.2016), at Appendix 2. This illustrates a scheme for 50 dwellings, split into 2 culs-de-sac, each using one of the existing points of access from Manor Links, with a pedestrian / cycle link within the site between the two culs-de-sac. This number of dwellings complies with emerging District Plan Policy BISH 9 Part I; the access arrangements onto Manor Links, together with the wider strategic and local highways mitigation measures set out in the Transport Note (TN) 5, endorsed by Hertfordshire County Council Highways Authority, comply with Parts II (c) and (d); the pedestrian / cycle route through the site complies with Part II (d). The scheme includes the following physical characteristics:

- Density is about 23.2 dwellings per hectare gross, translating into 29 dph net, thus complying with emerging District Plan Policy HOU 2 Part III above for a medium density, but reflecting the low density character of surrounding development, in compliance with emerging Neighbourhood Plan (NP) Policy BSEM 1 (a);
- Dwellings backing on to existing bungalows on Manor Links would be single storey whilst the remainder of the scheme is 2 storey, again to comply with emerging District Plan Policy BISH 9 Part II(a) and NP Policy BSEM 1 (a);
- The mix of dwelling types reflects the need identified in the Housing Needs Survey for smaller dwelling types, and also the specific unit sizes needed for affordable units, as advised by the EHC Housing Officer, which ensures compliance with emerging District Plan Policy BISH 9 Part II(a);
- The resultant dwelling number and mix would generate about 166 residents, and a generous 2,040 m² of open space, which makes allowance for the presence of trees within those areas; this complies with emerging District Plan Policy BISH 9 Part II (e) and (f);
- Small open spaces and vistas, as illustrated in the 2 Sketch Perspectives, in compliance with emerging District Plan Policy BISH 9 Part II (e) and NP Objective 4.11.2; in a more detailed layout, a play area of appropriate size will be included in the northern cul-de-sac, close to the smaller dwellings including the flats, in compliance with BISH 9 Part II (f)
- A central Public Open Space (POS) shown in darker green on the drawing, which encompasses the main group of existing mature trees with the opportunity for biodiverse planting, offers a wildlife corridor link between existing back gardens of houses on Manor Links and the golf course; this complies with emerging District Plan Policy BISH 9 Part 11 (e) and NP Policy BSEM 1 (b);
- Parking courts of very limited size, located out of sight of the street scene but well overlooked by residents including those within "Flats over Garages" (FoGs) facing those parking courts;
- Sustainable drainage arrangements, with attenuation ponds, swales, and a connection to the surface water drainage system of the golf course, which complies with emerging District Plan Policy BISH 9 Part II (g);

3.3 The drawing includes a Dwelling Summary which specifies the proposed number, size and type of dwellings of each tenure.

3.4 It is stressed however that the number of dwellings identified in the proposed allocation is a minimum target; that there have not, as yet, been detailed discussions with EHC Development Management officers in respect of the layout, design of dwellings or mix of units and tenure, and consequently the material details of the scheme could change once a planning application is in preparation or indeed being determined. The role of the Indicative Layout is to demonstrate that 50 dwellings, thus a policy-compliant medium density development at about 30 dph net, of an appropriate mix and scale can be accommodated on the site. It is not a definitive layout for a planning application.

4 Utility Providers and Infrastructure required for the Development.

4.1 WH has contacted the relevant utility providers, and their responses and anticipated connection costs are summarised below:

- Electricity – UK Power Networks (UKPN) confirms that it can supply BISH 9. It will extend its 11kV network from Dunmow Road to the site and establish a new sub-station on site to serve the 50 plots. There are a number of minor open spaces where this could be located, and the Indicative Sketch Layout shows a sub-station in the parking court serving Plots 37 - 50. The cost for the works to serve the 50 units would be £125,000 ;
- Gas - British Gas – confirms that it can supply BISH 9. The developer contribution for serving the 50 plots is £9,743;
- Water – Affinity Water confirms that it can supply BISH 9. The cost for on-site service connections is £20,000 for the 50 plots. Discussions are in hand in respect of an off-site connection cost;
- Telephone - BT are obligated to make connections/upgrade infrastructure to serve new development at nil developer cost;
- Foul Sewage - Thames Water will require infrastructure reinforcement specifically to serve the development and the necessary investigations and costings on options are in hand;
- Surface Water – the golf course is served by surface water drainage ditches which drain to a water course south of the property. It will be possible for a

Sustainable Urban Drainage System (SUDs) to be designed to serve the housing, linked at a point to be established into the existing golf course surface water drainage, with attenuation measures to avoid any increase in run-off rate; potential locations for SUDs ponds are included in the Indicative Layout, adjoining Plots 4 and 15, thus serving both culs-de-sac;

- 4.2 The above review demonstrates that the necessary utilities, including integrated communications infrastructure to facilitate home working, can all be provided, at costs that do not impact negatively on scheme viability. Whilst an upgrade to the localised sewage network specifically to serve the development requires investigations which are currently in hand, WH does not anticipate that these works would present costs with a significantly adverse impact on viability. This complies with emerging District Plan Policy BISH 9 Parts II (h) and (i). The total estimated cost of infrastructure provision to the site, except for Thames Water foul sewer connection, and any off-site water connection costs, amounts to approximately £154,800. This figure will be reflected in the site development costs which comprise part of the calculation of land value.

5 Highway Impact of the Proposal

- 5.1 Weston Homes commissioned PT Planning, its Transport Consultants for this scheme, to prepare a Transport Note (TN) for the site, to report on and analyse the traffic impact modelling of the proposed development on the highway network should it be constructed during the plan period. This addressed the HCC Highway Authority request for a capacity study, based on the results of a traffic survey on Dunmow Road at the Manor Links junction, to establish the capacity of the road network, which was then modelled for the end year of the District Plan, 2031, both with and without the proposed development of 50 dwellings on Manor Links. The modelling included mitigation in the form of improved pedestrian crossing facilities (2 options). Later TN versions included a traffic speed survey and assessment, with mitigation works design, for Manor Links, to demonstrate that the proposed two access points were satisfactory. The history of the content of the various TN versions and their respective review by HCC Highways is set out in Appendix 6.

- 5.2 It is noted that a response from HCC on 20 July 2016 confirmed:

"HCC has no objection to the principle of the development on the site and are satisfied with the additional information provided as part of the revised TN and Memo."

- 5.3 A further response on 12 August 2016 confirmed that:

"The access arrangements provided in Drawing 1010-21195- Rev 05 are acceptable in principle ... which will need to be secured and approved via a s.278 agreement with HCC."

- 5.4 A final version of the Transport Note (TN5) incorporated the approved additional information, clarifications, and the approved site access drawing. This is attached at Appendix 3. It is also noted that emerging NP Policy BSEM 2 – *Master-planning, setting and character*, which relates to BISH 9, includes the following requirements, which are fully satisfied by the findings of the TN5, and the proposed mitigation options for Dunmow Road pedestrian crossing:

c) the access point to the site must be selected following appropriate traffic modelling to ascertain the safest route. Manor Links, Shortcroft, Dunmow Road and Parsonage Lane and schools' traffic must be specifically considered.

d) unless traffic modelling shows that it is impractical, the developer must construct or fund a formal pedestrian crossing at Dunmow Road where Manor Links exits to provide a safe route for pedestrian traffic from this development.

- 5.5 Weston Homes / BSGC and EHC / HCC agree that there are no traffic generation issues raised by the BISH 9 proposed 50 dwellings, throughout the plan period, now to 2033, subject to the proposed pedestrian crossing of Dunmow Road as mitigation, and that the two points of access onto Manor Links fully satisfy the access geometry requirements of HCC as Highway Authority.

6 Education Impact of the Proposal

- 6.1 Hertfordshire County Council Education Development Services were consulted by Weston Homes to seek confirmation that the implementation of a 50 unit proposal for the site during the plan period would be acceptable in principle, and to advise on the mitigation that would be required in terms of education place provision funding by the scheme. Details of the mix of unit size and tenure were provided to enable a bespoke response pertaining to this site, in the timeframe proposed for the development to come forward. However, a standard response from HCC Education to all parties promoting sites for housing allocations in the EH District Plan was provided on 27 April 2016. This states:

I am attaching a table in response to the information provided to Hertfordshire County Council (HCC) Development Services by East Hertfordshire District Council (EHDC) of potential development scenarios within the emerging District Plan. The table provides information regarding the impact upon school places.

As sites come forward through the pre-application process, EHDC will consult with HCC on the relevant range of County Council services and request details on proposed mitigation measures on a site by site basis. Infrastructure needs evolve as developments come forward, as inward and outward migration occurs and as people choose to use and access services in

different ways. Over time, HCC must respond to factors including: local needs; raising standards and promoting diversity; responding to government policy; responding to external and internal findings on the quality of services; and the need to ensure that scarce resources are used efficiently.

HCC requires certainty to nominate appropriate mitigation measures, delivered at the appropriate time. Whilst HCC is able to provide a range of mitigation measures to support sustainable development across the district, the precise nomination of projects to development sites may evolve due to uncertainties in the development management process. HCC will continue to respond to pre-application discussions on a site by site basis and, in the absence of an adopted Community Infrastructure Levy (CIL), will ensure that it remains in compliance with the CIL Regulations 2010 (as amended) through the monitoring of a S106 strategy to support development. However, it should be noted that S106 pooling restrictions brought about through the CIL Regulations may impede the ability of HCC to secure funding and deliver future infrastructure projects.

- 6.2 The table, *East Herts Development Scenarios for HCC Education, April 2016*, referred to in the above statement includes the following entry for Bishop's Stortford:

Bishop's Stortford

1767 places needed.

Primary

A new 2FE primary school is proposed in Bishop's Stortford South. A further 2FE reserve school site is required in the town to meet the additional need arising from new development.

Secondary

The new 6FE secondary school at Bishop's Stortford North is anticipated to meet the peak yield from the development as well as the demand from the existing community in the medium term.

HCC are working with all schools in the secondary planning area to ensure sufficient places are provided. This may include the provision of additional secondary school places at Whittington Way.

- 6.3 The County Education Authority is clearly considering the cumulative impact of need for school places associated with the proposed allocations for housing in each part of East Herts District. For Bishop's Stortford, the Education Authority is working with schools in the town, and continuing discussions with EHC. Accordingly the Education Authority accepts that additional places will be required to satisfy the pupil generation resulting from each housing allocation, and it is not possible at this stage for it to confirm the number and cost of additional places that the proposed 50 dwellings at BISH 9 will require. However, as with other infrastructure costs, it is anticipated that this cost will be known

and taken into account prior to the submission of a planning application for the development.

7 Ecological Impact of the Proposal

7.1 In August 2016, Weston Homes commissioned Ecology Solutions to provide ecological advice in respect of the BISH 9 site. An Extended Phase 1 habitat survey was undertaken in August 2016, with follow-on work through until Spring 2017, resulting in an Ecological Assessment report dated April 2017. This comprises Appendix 4.

7.2 The conclusions of the Assessment are:

7.2.1 Statutory Designated Sites: There are no statutory designated sites within or adjacent to the site;

7.2.2 It is not likely that the development would have any adverse effects upon the closest SSSI and National Nature Reserve, which is 2.6km to the east;

7.2.3 Non-statutory designated sites: There are no non-statutory designated sites of nature conservation interest within the site;

7.2.4 It is unlikely that the development would have any adverse effects on the closest non-statutory site, a Local Wildlife Site 0.3km to the northwest;

7.2.5 No significant adverse effects from the development are anticipated on further non-statutory designated sites in the wider area;

7.2.6 The vegetation: The scrub and rough grassland present on the site are not considered to be of significant nature conservation importance; their loss would be of no significance;

7.2.7 Trees: The trees and border vegetation are of some ecological interest and should be retained wherever possible, although any loss can be compensated through new landscape planting, which should be based around a diverse range of native species and/or species of known wildlife value;

7.2.8 Badgers: No badger setts were recorded within or immediately adjacent to the site, although this should be checked again prior to ground works commencing;

- 7.2.9 Bats: There are no buildings or trees within the site that could be used for roosting; bat activity is limited, concentrated around an Oak tree to the east of the site [to remain]; bats only commute through the site to forage elsewhere, so it is recommended that existing boundary vegetation is retained, as well as installing bat boxes on retained trees;
- 7.2.10 Birds: A small number of bird species are recorded, but the site is not of ornithological interest; new landscape planting should seek to include a number of fruit bearing species as a foraging resource, and bird boxes should be installed on retained trees;
- 7.2.11 Reptiles: Surveys confirmed the presence of Slow Worms which will require a translocation exercise; receptor sites within the adjacent golf course have been identified which are currently subject to survey to assess suitability and establish existing populations; the chosen receptor site would be subject to some enhancement, possible expansion in area and construction of a hibernaculum;
- 7.2.12 Summary: Good design can avoid or mitigate the level of adverse effects on the species present. There are opportunities to enhance the biodiversity of the site with the measures suggested, and *"overall, it is considered that there are no overriding ecological constraints to the development of the site."*
- 7.3 The Drawing WH117/P/16/SK10.01 Rev B *Indicative Sketch Layout* has been prepared in consultation with Ecology Solutions, and therefore demonstrates the potential to retain and enhance boundary hedges and trees, retain the main group of trees at the centre of the site, add trees, ponds and natural planted areas as part of the landscape design. Accordingly, the mix of retention and mitigation suggested in the Ecological Assessment can be delivered with a scheme for 50 dwellings.

8 Mitigation Measures Required and Indicative Delivery Timescale

- 8.1 The above sections have addressed some mitigation measures associated with the development. In summary the anticipated measures are:
- Electricity supply – substation needed, to be operational as required by occupations;

- SUDs – system required to be linked into golf course existing drainage, at location to be determined, to produce green-field run-off rate via attenuation, brought into operation prior to occupation of each group of dwellings, as agreed through negotiation during the application process;
- Ecological enhancement – the Indicative Layout demonstrates the potential to retain boundary hedges and trees, and a significant group of trees on site, with new planting elsewhere, such as along the pedestrian and cycle route. Open spaces and SUDs features would be subject to planting proposals, to be agreed via the planning process, which would enhance the biodiversity of the site via introduction of native species of trees, shrubs and plants, and provision of nesting / habitat enhancement for birds, bats, insects, all to be undertaken prior to occupation of each group of dwellings, as agreed through negotiation during the application process;
- Highways improvement – junction works to Dunmow Road east arm of roundabout with Manor Links, incorporating improved pedestrian crossing facilities, the details of which to be agreed via the planning process, to be undertaken prior to stage of occupation to be negotiated during application process; improvements to the closest bus stops on either side of Dunmow Road would help encourage use of local bus services;
- Education places in primary and secondary schools – subject to further discussions between HCC Education and EHDC, financial contribution to be made prior to stage of occupation to be negotiated during application process;
- Financial contributions for other County and District infrastructure and services – subject to formulae current at time of grant of planning permission, where relevant to impact of scheme, payable at stage of development normally required for respective contribution;

9 Phasing Plan with Indicative Start Date and estimated number of starts and completions per year, and phasing alongside delivery of education provision

- 9.1 The intention would be for Weston Homes to submit a full planning application for the whole of BISH 9 as soon as the District Plan is adopted, with the site allocated for such development. Weston Homes would have undertaken extensive consultation, including pre-application meetings with EHC prior to the adoption of the District Plan, and therefore it is anticipated that the application

could be determined, including the signing of a section 106 Obligation, within about 3 months of registration of the application. Accordingly it is anticipated that planning permission could be granted by mid 2018, and all pre-commencement planning conditions could be discharged by Autumn 2018. On this basis, an Indicative Start Date would be late Autumn 2018.

- 9.2 It is anticipated by Weston Homes that the scheme would be developed in one phase, over a period of about 18 months from start to last dwelling completion, so completed by June 2020. Thus from late Autumn 2018 to late Autumn 2019, it is anticipated that about 15 dwellings would be completed, with the remaining 35 completed in the following 6 months to June 2020. The education impact would therefore be modest during 2019, with the main impact being for the academic year starting September 2020.

10 Number of Housebuilders (outlets) on Site

- 10.1 The whole of BISH 9 would be constructed by Weston Homes. Thus there would be 1 outlet on the site.

11 Proposed Timing for request for Pre-application Advice

- 11.1 A request for a first pre-application meeting with the EHC Development Management team has been submitted in August 2017, with the discussion to be informed by a detailed layout design and a series of elevation design drawings, the HCC Highways endorsement of TN5, the findings of an arboricultural report and the Ecological Assessment. Accordingly, by the conclusion of the Examination of the Submission Version District Plan, a scheme for BISH 9 Part I could have been agreed in principle by EHC officers.

12 Proposed timing for the Submission of the Application

- 12.1 As noted above, it is the intention of Weston Homes to submit a full planning application for this development as soon as the District Plan is adopted, when the site is no longer designated as Green Belt. The application would be prepared in advance of that date, so that submission could follow directly thereafter. According to the current timetable for adoption of the District Plan, this would allow submission of the application in Spring 2018.

Appendices:

Attached Below:

Appendix 5

History of promotion of site until allocation as BISH 9 in East Herts Pre-submission District Plan

Appendix 6

History of Endorsement by HCC Highways Authority of Transport Note on traffic impact

Separate Documents:

Appendix 1

East Herts Council Pre-Submission District Plan Consultation 2016 –

East of Manor Links (Policy BISH 9) – supporting text, Policy BISH 9 and boundaries as shown in Figure 5.8

Schedule of Proposed Minor Changes to the East Herts Pre-Submission District Plan- Extract for BISH 9

Appendix 2

Master-planning exercise as shown on Drawing WH117/P/16/SK10.01 Rev B *Indicative Sketch Layout*, including Dwelling Summary for Private and Affordable dwellings, 11.11.2016

Appendix 3

PT Planners: Transport Note 5 – Revised to HCC Comments November 2016

Appendix 4

Ecology Solutions: Ecological Assessment – April 2017

Appendix 5

History of promotion of site until allocation as BISH 9 in East Herts Pre-submission District Plan

- 1.1 East Herts Council (EHC) previously identified a site referenced 'Policy BISH 6: East of Manor Links, Bishop's Stortford' within the 2014 Preferred Options District Plan, as a site for the provision of around 150 dwellings. Following the subsequent public consultation and on-going discussions with the site owners, [Bishop's Stortford Golf Club 2004 Ltd., (BSGC)] and its developers under option, [Weston Homes Plc (WH)], together with the preparation of a significant amount of further evidence-based work by EHC, the Council's Officers indicated by letter dated 11 March 2016 that the site was likely to be considered favourably for inclusion in the Submission Draft District Plan as a housing allocation, to replace the designation in the adopted East Herts Local Plan as Green Belt.
- 1.2 To support this allocation, EHC Officers requested the preparation of a draft Statement of Common Ground (SoCG). In this regard, BSGC and WH recommended that for reasons of deliverability timing, BISH 6 should be split into two areas, reflecting the 2 Options signed between BSGC and WH. Thus in respect of the first area, the Plan would allocate part of the BISH 6 site for around 50 dwellings, to be expected to come forward for delivery between 2017 – 2022. This part of BISH 6 was the area known as the Option 1 Land, or Area 1, which is currently unused scrub land. Under the terms of Option 1, WH benefits from an option to purchase Area 1 on the grant of a satisfactory planning permission for housing.
- 1.3 The remainder of what was BISH 6, known as the Option 2 Land, or Area 2, currently comprises the BSGC Driving Range and Practice Field, and this was anticipated to be able accommodate around 100 dwellings. However, at the time of submission to EHC of the first draft SoCG, (15 July 2016), the timing for any potential sale of Area 2 was anticipated to fall outside the plan period. Accordingly, it was then jointly proposed by BSGC and WH that the District Plan adoption process remove Area 2 from the Green Belt and designate it as 'white' or safeguarded land, for development at a future date, with a provisional indication of scope for around 100 dwellings. This reflected previous assessment by EHC, as evidenced by the Preferred Options District Plan, that Area 2 was not important in terms of its performance as a Green Belt site. EHC Officers advised at that time that this approach to BISH 6 would be supported, and could therefore be reflected in the first draft SoCG.
- 1.4 Accordingly, the first draft SoCG was prepared by BSGC and WH to demonstrate the deliverability of Area 1, and to identify Area 2 as Safeguarded Land, with

deliverability deferred to a later plan period. The information provided in that draft SoCG was based on the request by EHC in its letter of 11 March 2016, and reflected the comments of the EHC Housing Officer on the appropriate mix of affordable dwellings, and of Hertfordshire County Council as Highway Authority on the Transport Note No 3, (TN 3), prepared on behalf of Weston Homes and BSGC, to support the allocation of Area 1 for around 50 dwellings. The supporting TN 3 did not address future traffic generated by Area 2, since this was not intended to be developed during the plan period.

- 1.5 On 3 August 2016, Hertfordshire County Council (HCC) as Highway Authority responded to the TN 3, noting that whilst there was no objection in principle to the proposed development, further revision to the access arrangements would be required as part of any planning submission.
- 1.6 On 8 and 15 September 2016, the EHC Executive Panel noted the officers' responses to representations made during the District Plan public consultation process, and resolved to include only the Area 1 site, for the suggested 50 dwellings, and to omit Area 2 from the emerging Plan. The Area 1 site was renumbered Policy BISH 9 – East of Manor Links, and appeared thus in the Pre-Submission District Plan Consultation 2016, (pages 22 – 24), which was approved by EHC for public consultation on 22 September 2016. That consultation took place between 3 November to 15 December 2016. The Policy BISH 9 extract from the Pre-Submission District Plan Consultation 2016 appears at Appendix 2 to this SoCG.
- 1.7 During the consultation period, on 17 November 2016, Weston Homes and BSGC submitted an updated version of the TN, Version 5, which included the detailed design for both access points onto Manor Links as already by then approved by HCC as Highway Authority, and without reference to Area 2, so as to accord with Policy BISH 9 as proposed. An updated Indicative Sketch Layout (Drawing WH 117/P/16/SK10.01 Rev B, dated 11.11.16) was submitted concurrently, to illustrate how the site could be laid out, with the approved access points onto Manor Links.

Appendix 6

History of Endorsement by HCC Highways Authority of Transport Note on traffic impact

- 6.1 In 2009, when consideration was only being given to Area 1, (ie what is now BISH 9), Weston Homes contacted HCC Highway Authority, to establish initial reaction to the principle of accessing about 50 dwellings via Manor Links. The response, on 30 January 2009 was as follows:

I have a copy of your letter and plan. I make the following comments on behalf of the highway authority without, of course, prejudice to the thoughts and considerations of the planning authority and further consideration of detailed proposals that may be submitted through the planning process.

My initial thought is that I do not see any fundamental problems with a residential development. The accesses onto Manor Links have clearly been retained for future development. Visibility would appear to comply with Manual for Streets requirements. I cannot be specific in respect of existing capacity of the existing roundabout junction of Manor Links with Dunmow Road and in fact would require any formal submission to be accompanied by a capacity assessment undertaken by the prospective developer. I would not anticipate particular issues though, unless you are proposing an extremely high density development which given the location and surrounding development I doubt.

For your information HCC require any development over 100 units to be supported by a formal Transport Assessment and over 50 units, a Transport Statement. In each case consideration must be given to the sustainability of the site in terms of modes of transport.

- 6.2 In response to this advice, and following the decision not to promote Area 2 within the emerging District Plan, in order to support the first draft SoCG, Weston Homes commissioned PT Planning, its Transport Consultants for this scheme, to update the Transport Note previously prepared for the site, reflecting the reversion to a scheme of 50 dwellings accessed from Manor Links and to be constructed during the plan period. The resultant Transport Note 3, (TN3), dated April 2016, was submitted to HCC Highways on 10 May 2016 for review, as requested by EHC. This TN3 was a Transport Statement which considered the sustainability of the site in terms of all modes of transport, including walking and cycling. It also addressed the HCC request for a capacity study, based on the

results of a traffic survey on Dunmow Road at the Manor Links junction, to establish the capacity of the road network, which was then modelled for the end year of the District Plan, 2031, both with and without the proposed development of 50 dwellings on Manor Links. Mitigation in the form of improved pedestrian crossing facilities (2 options) was also included in the modelling. The Transport Note 3 Summary stated, inter alia:

- *The analysis shows that queuing is not generated for all three scenarios during the AM or PM peak, except for Dunmow Road eastern arm of the roundabout with Parsonage Lane and Manor Links, which generates queues for all three of the scenarios for the AM peak only. It is stressed that the accident record does not include any accidents caused by the existing queuing at this junction.*
- *Although this impact is only very slight, two mitigation options have been illustrated which [both] provide better than nil-detriment, ensuring that for the forecast year of 2031 following the implementation of the development and either option 1 or 2 mitigation, that the queuing at the Dunmow Road east arm of the junction would be less than it would be without the development. The mitigation measures achieve the increase in capacity by providing minor widening to the offside approach to the roundabout. Both of these options also retain, or enhance, the existing pedestrian provision by either improving the directness of pedestrian movements or providing a signal controlled crossing.*
- *The modelling also demonstrates that with the development of 50 dwellings and 2031 traffic flows, and with either: no mitigation measures, mitigation option 1 or option 2, significant queuing would still be avoided on the Manor Links arm of the Dunmow Road roundabout, even during the AM and PM peaks. Accordingly the traffic generated by the Area 1 development proposed, modelled for 2031, can be accommodated on Manor Links.*

6.3 HCC Highways subsequently advised, in respect of the strategic 'COMET' (County-wide traffic) model, that an allowance of 75 units was included for BISH 6, (now BISH 9), which assumed these dwellings would be built by 2021. That timetable for completion remains valid, especially for 50 rather than 75 dwellings.

- 6.4 The HCC Highways review of Transport Note 3 was received on 24 June 2016, indicating where the findings were acceptable, and where further information would be required at the stage of a planning application for the development of Area 1 in due course. The Summary of the response stated:

"HCC has no objection to the principle of development on the site. However, as detailed above, there are a number of items that will require further information, justification and / or clarification to be provided as part of any planning application."

- 6.5 To address the HCC response, TP Planners updated TN3 to provide additional information, including illustrative access arrangements, and to confirm that further supporting material sought for a future planning application would indeed be provided. This was submitted to HCC on 14 July 2016.

- 6.6 A response from HCC on 20 July 2016 confirmed:

"HCC has no objection to the principle of the development on the site and are satisfied with the additional information provided as part of the revised TN and Memo."

- 6.7 However HCC were concerned about the geometry of the proposed site accesses from Manor Links, and stated:

"The DM implementation team does not consider the proposed access arrangements suitable for the proposed development and requests that the width of the carriageway be increased to 5.5m to alleviate any parking and manoeuvre issues at the site accesses. It has been requested that 6m kerb radii be provided. Therefore the access arrangements will need to be revised to demonstrate [these] are achievable."

- 6.8 Accordingly, both the northern and southern access roads into the site from Manor Links were widened on this basis. Drawing 1010-21195-Rev 05, showing the amendments and also 'swept paths' for refuse vehicles turning at both accesses was submitted by PT Planners on 9 August 2016. The proposed works are completely within the adopted highway, and do not require any third party land. A response from HCC on 12 August 2016 confirmed that:

"The access arrangements provided in Drawing 1010-21195-05 are acceptable in principle ... which will need to be secured and approved via a s.278 agreement with HCC."

- 6.9 A final version of the Transport Note (5) incorporated the approved additional information, clarifications, and the approved site access drawing. It also reflected the change to BISH 9 and the omission of any allocation for, or safeguarding of

Area 2. This was provided to EHC and to Mr C Leaver (as representative of local residents) on 17 November 2016, along with the related Drawing WH117/P/16/SK10.01 Rev B – Illustrative Sketch Layout.

- 6.10 It is also noted that the emerging NP Policy BSEM 1 – *Master-planning, setting and character*, which relates to BISH 9, includes the following requirements, which are fully satisfied by the findings of the Transport Note 5, and the proposed mitigation options for Dunmow Road pedestrian crossing:

c) the access point to the site must be selected following appropriate traffic modelling to ascertain the safest route. Manor Links, Shortcroft, Dunmow Road and Parsonage Lane and schools' traffic must be specifically considered.

d) unless traffic modelling shows that it is impractical, the developer must construct or fund a formal pedestrian crossing at Dunmow Road where Manor Links exits to provide a safe route for pedestrian traffic from this development.

- 6.11 It is therefore agreed between Weston Homes / BSGC and EHC / HCC Highway Authority that there are no traffic generation issues raised by the BISH 9 proposed 50 dwellings, throughout the plan period (now to 2033), subject to the proposed pedestrian crossing of Dunmow Road as mitigation, and that the two points of access onto Manor Links fully satisfy the access geometry requirements of HCC as Highway Authority.