

Standon Parish Neighbourhood Plan Examination

Reponses to Questions of clarification from the Examiner to the Parish Council and EHDC



 @Eastherts

 EastHertsDC

 easthertscouncil

01279 655261

www.eastherts.gov.uk



1. The Consultation Statement refers to the pre-submission consultation period and the 50 or so responses received. I cannot readily find the details of those consulted, the main issues raised and how those issues were addressed. In addition a number of appendices are referred to, such as Appendix 27, and again I do not seem to be able to access these. Please direct me to where this information is or provide me with it.

Parish Council Response:

The requested information is set out in the following documents separately attached to the joint response:

- Details of those consulted can be found in **Document A: Consultation Bodies** attached to this response.
- A summary of the consultation responses raised is found in the **Document B: Summary of Issues and Response** and a follow-up document setting out how further issues were addressed can be found in the **Document C: Further PC Responses to Matters Raised**, both of which are attached to this response.

Sent separately to this joint response is a link to all Appendices 1 to 31.

2. Is it correct that EHDC did not submit any representation at the Regulation 16 stage?

East Herts District Council Response:

That is correct – EHDC planning did not submit representations at the Regulation 16 stage. The Housing Team at EHDC did however submit representations as provided to the examiner alongside the other Regulation 16 representations and also contained at Appendix A for easy reference.

3. Please confirm whether any responses were received at the additional consultation held on the newly adopted District Plan in November 2018. If any were received, then please forward them to me.

East Herts District Council Response:

The Council received 1 representation from the Hertfordshire Gardens Trust noting that they did not wish to make any representations. This is attached for reference at Appendix B. No other representations were received.

4. The Parish Council were given an opportunity to comment on a) all or any of the Regulation 16 responses and b) all or any representations received as a result of the additional consultation held in relation to newly adopted District Plan. I cannot find any record of any responses. Please confirm this is correct and if not, resend me any response.

East Herts District Council and Parish Council Response:

The Parish Council were given the opportunity to comment on representations made at the Regulation 16 stage, the Parish Council after viewing the representations decided that a response was not needed.

Regarding the additional consultation, the Parish Council were not required to respond to any representations as none that were received made any comments.

5. In the light of Hertfordshire County Council response on one of the Plan's objectives that refers to the "bands of interest", is it appropriate to retain this objective in the Plan and if so, please briefly explain why.

Parish Council Response:

Standon Parish Councillor Dick Rainbird MBE attended an EHDC/EHAPTC meeting held on the 15th January 2015 and reported his conversations with senior officers and Councillors of both HCC and EHDC wherein it was agreed:

the 'Band of Interest' for a northern A120 bypass to Standon will be reinstated by EHDC Planners to keep that area clear of new development until a line for the bypass has been designed and has passed through all Statutory procedures for construction. I have promised to produce for EHDC Planners a plan of the 'Band of Interest' and have asked Cllr Carver to discuss this matter as one of high priority with Sir Oliver Heald at his meeting with him tomorrow;

We believed at the time of writing that a band of interest would be included in the EHDC District Plan but clearly this hasn't happened. It should be retained in this document. Standon Parish believes that it is important to protect the bands of interest from development at least until the EHDC District Plan is reviewed. Further time is required to assess the impact of traffic flows on Standon Parish once the Little Hadham bypass is completed.

6. Page 30 of the Plan indicates that the District Plan designates the water meadows as a wildlife site. Please direct me to the part of the District Plan that does this.

Parish Council Response:

This should be renamed as Standon Lordship Meadows North and South. It is covered in the Herts Biological Records Centre for wildlife sites partnership, and in the East Herts District Plan Ref: 20.2.7

7. Does Policy SP6 intend to define “important” hedgerows in line with the Hedgerow Regulations or does the policy simply use the same word (in its more general sense)?

Parish Council Response:

‘Important’ should be removed as it is important only in the general and local sense.

8. Has the site allocation in Policy SP7 now received planning permission? Please update me.

Parish Council Response:

Permission has been granted for the demolition of a bungalow and the erection of 9 dwellings – see **3/17/1705/FUL** and **3/18/0798/VAR**.

9. Has Café Field now received planning permission? Please update me. Representations also refer to the line of the village boundary being drawn incorrectly with regard to this site. Please confirm whether this is correct or not.

Parish Council Response:

Café Field has been granted planning permission for 93 dwellings – see **3/17/1055/OUT.**

The CALA Homes representations at the Regulation 16 stage refer to the site location boundary, rather than the village boundary, being incorrect. The planning application has the correct map which was forwarded to a volunteer to upload with CALA Homes permission but this was not changed in the document. The CALA Homes plan can be found at Appendix C and accurately reflects the site boundary and the boundary in the planning application.

10. Have the village boundaries for Standon, Puckeridge and Colliers End been extended? Do they differ from those in the District Plan? Please provide a clearer map for each together with maps showing any differences between the boundaries in the Plan and District Plan.

East Herts District Council Response:

The District Plan extended the boundaries of Standon and Puckeridge, and Colliers End to reflect both the emerging Neighbourhood Plan as well as development that was completed or had started.

The decision was taken only to move the boundary where development had commenced as extending the boundary where development had not begun would

have supported the principal for development prior to the Neighbourhood Plan being adopted.

The District Plan village boundaries as set out in the Policies Map are set out in Appendix D. The blue line shows the original development boundary before the extensions (shown in red) were applied in the District Plan.

11. Page 39 of the Plan refers to Hertfordshire Futures. Is this the same as Building Futures referred to in the District Plan on page 227 and elsewhere? And if so, should this reference be changed? And if so, to what?

Parish Council Response:

The reference should be 'Building Futures – promoting sustainability, innovation and design in Hertfordshire'. It can be found in the East Herts District Plan on page 228.

12. Is Policy SP18 appropriate to retain in the Plan? Is this not a strategic matter?

Parish Council Response:

Policy SP18 is proposed to be rewritten as follows:

In connection with proposed housing developments referred to in the plan in SP7, the traffic performance and safety record at A120/Cambridge Road Junction will be monitored by the Parish Council. The effects on Puckeridge High Street will also be monitored. The results will be advised to HCC and EHDC for consideration for further action.

13. Has the update to the vehicle parking standards at District level been completed? If so, please send me a copy and briefly explain how the standards in the Plan compare.

East Herts District Council Response:

The update to the Vehicle Parking SPD referred to in paragraph 18.4.3 of the East Herts District Plan has not been prepared as yet.

14. Thames Water has suggested some amendment to Policy SP23. Your views on this would be welcome.

Parish Council Response:

Policy SP23 is proposed to be rewritten as follows:

In Standon, Puckeridge and Colliers End, any proposal which would result in an increase in surface water run-off or flood risk will not be permitted. For major development proposals, developers should minimise any surface water flows to the sewerage network and consult with the water and sewerage undertakers to establish if capacity exists to serve development. Where necessary phasing conditions may be used to ensure that occupation of development is aligned with any off-site infrastructure upgrade requirements. New developments in Puckeridge must be designed so as to prevent overloading of the tributaries of the River Rib and the main drainage system through the village.

Other proposed amendments relating to supporting text prior to SP23 policy:

- Policy WAT5: should be WAT6 of the East Herts District Plan

15. A section in the Plan on energy offers support for District level policies. Is this still the case now the District Plan has been adopted? Are the references still correct?

Parish Council Response:

The references are correct although the 10% target needs to be removed as it wasn't included in Chapter 22 of the adopted East Herts District Plan.

16. Page 56 of the Plan refers to non-land use proposals and indicates they are included in Chapter 6. However, I can't readily find any?

Parish Council Response:

The proposals are found at paragraph 6.6 on page 56 and refer to non-land use suggestions made by parishioners such as improvement to public transport, and promoting cycling and walking around the village.

17. I found the maps in the Plan very difficult to decipher both in paper form and online. Is there any way clearer maps can be provided please?

Parish Council Response:

East Herts have prepared supplementary maps at Appendix E that relate to the proposed Local Green Spaces and the Hedgerows Inset Map.

If other maps are needed these can be prepared on request and publicised on the website as needed.

Appendix A:

Pavey George

From: Harris Louise
Sent: 30 January 2018 10:08
To: Development Management - Planning Policy
Cc: Forde Sharon; Pavey George
Subject: Standon Neighbourhood Plan Response - East Herts Council - Affordable Housing

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam,

Please find below the East Herts Council's Housing Team comments on the affordable housing elements of the Standon Neighbourhood Plan.

Pg 20 - Housing and Development

We have a concern around the use of the word starter homes for young people. Starter Homes in terms of affordable housing is a defined type of housing and as yet not regulated by Government. We would suggest the use of alternative wording.

Pg 32 - Housing and Development, Housing Land Supply.

Policy SP10 - Housing Mix

We have a concern about the use of the word starter homes. Starter Homes in terms of affordable housing is a defined type of housing and as yet not regulated by Government. We would suggest the use of alternative wording.

Pg - 37- Affordable Housing

5.43 - this does not include the full policy thresholds for affordable housing as set out in the Draft District Plan policy.

5.44 - The wording here reports the results of the Neighbourhood Plan survey.

It should be noted that the Draft District Plan seeks 35% affordable housing on sites of 11-14 dwellings and 40% on sites of 15 or more dwellings.

The tenure split identified for Affordable Housing is 84% for rent and 16% for shared ownership in the Draft District Plan.

Pg 38 - Policy SP12 - Rural Exception Sites We have a number of comments on this Policy:

The Housing Team prefer to apply a Local Lettings Cascade on a site by site basis as Rural Exception Sites come forward.

The Local Lettings Cascade would form part of the accompanying S106 of the planning permission.

The rental properties would be let via the Council's Housing Needs Register with the agreed Local Lettings Cascade applied.

The wording proposed does not match requirements/priorities on the Housing Needs Register and is not explicit enough about things like hours of employment.

The definitions in Local Lettings Cascade need to be very clear and in alignment with policies in place.

A 16 week first letting allocation would not be acceptable to a Registered Provider.

The rental units would be let via the Council's Housing Needs Register.

We prefer to not have a blanket policy for Local Lettings as there may be legislation/regulations/guidance changes which we can reflect at the time of the build in consultation with the Parish.

I hope these comments can be incorporated.

Yours sincerely

Louise Harris
Housing Development and Strategy Manager East Herts Council

Appendix B:

George Pavey

From: Kate Harwood <harwoodkate2@gmail.com>
Sent: 15 November 2018 10:40
To: Development Management - Planning Policy
Cc: consult TGT
Subject: Standon Neighbourhood Plan Examination Consultation

Thank you for informing Hertfordshire Gardens Trust of the further period of consultation on this NP. Having studied the documents in the light of the now adopted District Plan we do not wish to make any representation

Kind Regards

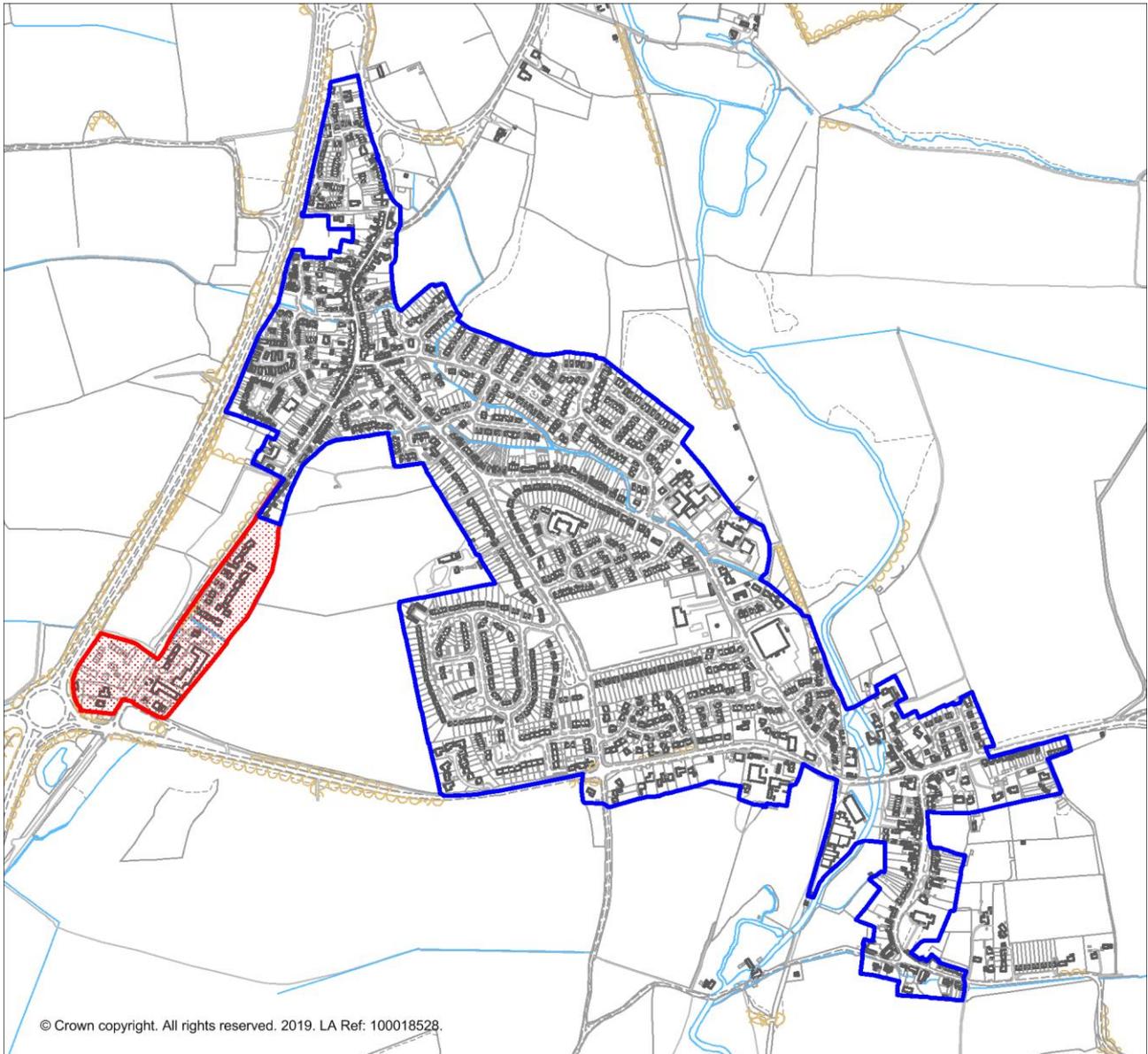
Kate
Kate Harwood
Conservation & Planning
Hertfordshire Gardens Trust

Appendix C:

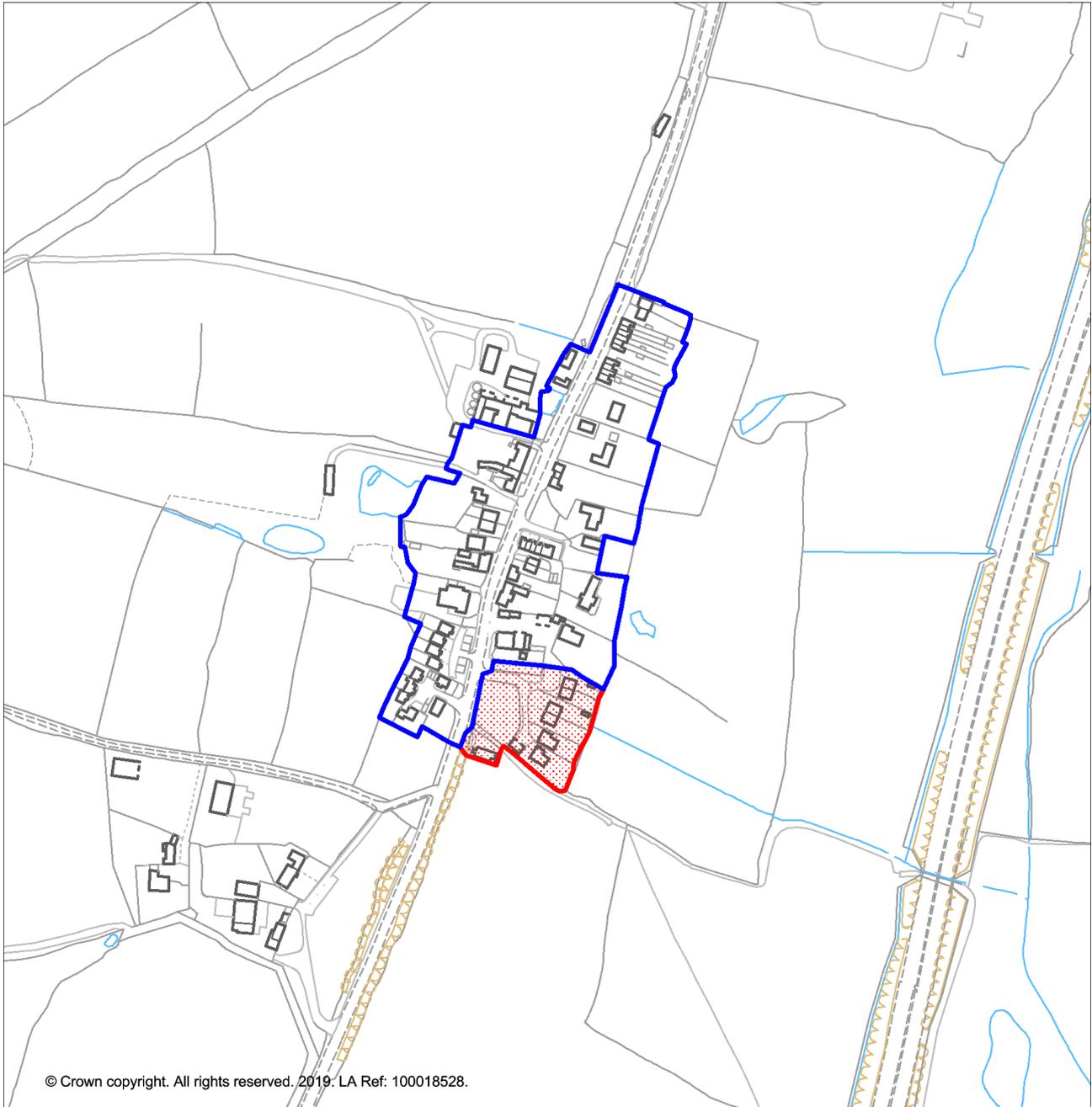


Appendix D:

Standon and Puckeridge Development Boundary, red part shows the extension as in District Plan 2018:



Colliers End Development Boundary, red part shows the extension as in District Plan 2018:



Appendix E:

