

# East Herts Draft District Plan Delivery Study: BISH 6 East of Manor Links, Bishop's Stortford

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**Joint Site Promoters' Information Pack**

**Key Site Deliverability Issues and Information**

**Weston Homes Plc &  
Bishop's Stortford Golf Club**

**15 August 2014**



## Introduction

This Delivery Study Information Pack has been prepared by Weston Homes Plc., one of the two joint promoters of a site identified in the *East Herts Draft District Plan – Preferred Options Consultation 2014* as “BISH 6 - East of Manor Links”. The purpose of this Delivery Study Information Pack, as requested by East Herts District Council’s District Plan team (EHDC), is to inform the EHDC’s appointed consultants for the Delivery Study about the BISH 6 site which was proposed for housing allocation in the above consultation document. As per the EHDC instructions, this Information Pack is set out in the format and order indicated within the ‘*Promoter Information Requirements*’ document. It is not intended to form a Statement of Case for the site for the subsequent Examination in Public.

### 1 Information on existing land ownership and current occupiers

#### Extent of land owned by promoter and terms of ownership

BISH 6 forms part of the much larger freehold landholding of the Bishop’s Stortford Golf Club (BSGC) which is one of the two promoters. The BSGC estate encompasses its 18 hole golf course, practice ground, unused scrub land, club house, car park and landscaping. Part of the additional landscaping adjoining the car park would be needed to form a new adoptable access road between BISH 6 and Dunmow Road, probably re-using the existing car park entrance junction. The club is owned by its membership, and has entered into an Option Agreement with Weston Homes, the second promoter.

The Option Agreement is subject to the grant of planning permission for residential development following designation of the land for housing in the East Herts District Plan.

There are no other land owners or Option holders within the golf course site.

#### Existing Uses

The BISH 6 area is split into two at present. The western part, which has two access ways reserved directly from Manor Links, (Area 1), amounts to 2.136 ha. This area is unused at present, being scrub land with a central cluster of trees.

The eastern part of BISH 6, (Area 2), which would be served via the new access road to Dunmow Road, amounts to 4.206 ha (including the additional triangle). At present, this land is used as a practice ground which would be relocated to other land within the Club’s estate.

#### Current Occupiers & related terms

The Club is not sub-let, and therefore maintains complete freehold control of the entire BISH 6 area together with the remainder of the BSGC estate. It could vacate the BISH 6 land in accordance with the terms of the Option Agreement, and concurrently allow Weston Homes entry onto the “Facilitation Works Land” to construct the new access road and reorganise the club car park (see below).



### Extent of land covered by Option Agreement

The Option Agreement relates to the land that forms BISH 6 and a small additional triangle to smooth the proposed new boundary to the Green Belt (which has been brought to the Council's attention in the East Herts Draft District Plan consultation response). In addition, the Agreement defines the area between Dunmow Road and the club house as the Facilitation Works Land wherein on acquisition of BISH 6 following the grant of planning permission, Weston Homes would have the right to reorganise the car park and current access road, so as to accommodate the additional road to serve BISH 6.

The BISH 6 land including the additional triangle (but excluding the proposed access road link to Dunmow Road) extends to 6.34 h. The BISH 6 site divided into Areas 1 and 2, the additional triangle of land, the Facilitation Works Land and general route of the new access from Dunmow Road are all shown on the Site Identification Plan attached at Appendix 1.

### Details of any Rights of Way

There are no public rights of way crossing the BSGC estate, including the BISH 6 site.

### Details of any Restrictive Covenants / easements / wayleaves

No such constraints are present at this site.

### Details of any further off-site land assembly requirements, strategy or need for CPO

There is no need for any off-site land assembly. When Manor Links was laid out for residential development, two points of access of sufficient width, junction radii and sight lines as to serve further residential development were reserved by BSGC. There is therefore no need for third party land to serve the Manor Links access points.

The additional access road from BISH 6 to Dunmow Road can be formed entirely within the BSGC's current land holding. There is currently a ghost-island junction at the access from Dunmow Road, and ample road frontage within the BSGC's ownership to enlarge that junction and / or increase sight lines should that be necessary.

Thus neither vehicular access would require off-site land assembly.

### Statement on relocation needs / logistics / phasing, compensation of cost implications

Area 1 within BISH 6 is completely unused at present, with its own access directly from Manor Links. Accordingly there are no relocation or logistics issues that would delay or add costs to the redevelopment of that part of the site. It also explains why it is likely that Area 1 would form a Phase 1 of the development. In respect of Area 2, the Club has the scope to re-organise its course to accommodate a new practice ground or driving range should it wish to have either type of facility. This could take place prior to or during construction of Phase 1 in order to avoid any delay to the Phase 2 construction programme. This new facility could be funded from the receipts from Weston Homes exercising of the Option, and thus any such relocation requirement would not cause delay to commencement of Phase 2 due to absence of sufficient funding.



## 2 Survey and Assessment to provide an Initial Concept Masterplan

### Topography

The western half of the golf course which incorporates the BISH 6 site and the Facilitation Works Land is relatively flat, as demonstrated by the widely spaced contours crossing the site on the OS base map that forms Appendix 2. This shows a plateau, sloping gently southwards from Dunmow Road across the golf course but incised by a gully mid way within the course, which slopes down at right angles to a steeper stream valley running approximately along the southern boundary of the course, on a route from northeast to southwest, bisected by the M11 in cutting and embankment. The relevant fact for the Delivery Report is that the topography is not an impediment to residential development of BISH 6, nor to the formation of a new vehicular access to Dunmow Road across the Facilitation Works Land, also shown.

### Flood Risk and Drainage

The BISH 6 site and the Facilitation Works Land lie within Flood Risk Zone 1, as shown on the Environment Agency Flood Risk Map extract for the area, at Appendix 3. This reflects the topography of the site being on a gently sloping plateau above a steeper sided stream valley which has a relatively narrow flood plain by virtue of the shape of the valley sides. Accordingly the site is not at risk of fluvial or surface water flooding, and a Flood Risk Assessment is not required to demonstrate that the site would be appropriate for residential development.

In respect of surface water drainage, it is acknowledged that development on this site would be expected to maintain the current green-field run-off rate. This can be achieved by a variety of SUDS measures, given the large site size, which would allow for, inter alia, swales and attenuation hollows and pools, taking advantage of the fall in ground level to the south, away from the proposed development, and indeed from the existing housing on Manor Links. The existing system of drains crossing the golf course, which are visible on the OS base map, would enable the attenuated run off to discharge to the existing stream at a rate that would avoid causing flooding downstream. Thus the site has ample opportunity to incorporate SUDS measures to achieve the necessary attenuation back to green-field rates, linked to existing watercourses. Again, requirements for sustainable drainage arrangements would not be an impediment to development of BISH 6.

It is acknowledged that a detailed planning application would need to be supported by an FRA and calculations to demonstrate that the quantum of attenuation would achieve the reduction in surface water run-off rates to maintain green-field flows. These assessments are premature at this point, ahead of details of the extent of hard surfacing to be introduced to the site.

### Land Contamination

Stansted Environmental Services, who are consultants to Weston Homes, were commissioned to prepare a "*Tier 1 Desktop Study Report*" of the BISH 6 and Facilitation Works Land site. This is submitted under separate cover, and in summary, it states that the site was undeveloped until the 1920s, when the golf



course was constructed and it has remained as such until the present day, albeit that Area 1 is no longer in use. However, due to the presence of the embankment for the former railway running just beyond the southern boundary of the BISH 6 site, limited intrusive sampling from a number of shallow trial pits to identify any contamination is recommended. This in itself is not a constraint on the scope for the BISH 6 site to be developed, since much development has occurred along the route of that railway both in Manor Links and elsewhere within Bishop's Stortford as well as to the east of the town. In short, the development of the site, including any necessary remediation works, will effectively remove any potential pollution linkages making it suitable for residential development.

### Archaeology

In 2009, earlier in the process of promoting the land off Manor Links through what was then to be the LDF process, Weston Homes sought the advice of the Hertfordshire County Council Historic Environment Unit as to the archaeological implications of residential development of the land under consideration. The response, dated 27 January 2009, which is attached at Appendix 4, indicated that in the absence of any records of known archaeological sites or finds from the site, it is not identified as an Area of Archaeological Significance in the adopted Local Plan. However, the Unit continued that investigation of sites within and close to Bishop's Stortford suggested that the site should be regarded as having the potential for archaeological remains within its boundaries. This resulted in advice that should a scheme for the development of the site be proposed, they would recommend a pre-determination archaeological evaluation by trial trenching. It would be intended that the results could inform the final development proposal submitted for approval. Thus at the time of writing, the Unit did not consider that there was any known archaeological constraint to development of the site, but a need to inform the final layout of a scheme with further investigation.

In view of the passage of time since that advice, Weston Homes contacted the Unit during the preparation of this Information Pack, (by e-mail dated 7 July 2014), to ascertain whether the conclusions remained the same. This has been confirmed by the Unit's e-mail dated 23 July 2014, both of which are also attached at Appendix 4. This advises that archaeological investigations of the site, (whether by non-intrusive or intrusive means), are not required at this stage in order for the site to be designated for housing. However the recommendation remains that in accordance with Government policy in the NPPF, a detailed archaeological assessment of the site should be carried out prior to the submission of any planning application. This would be likely to comprise a desk-based assessment, augmented by appropriate archaeological field survey and evaluation. Thus it remains the case that subject to appropriate investigation prior to design of a detailed layout, archaeology does not represent a constraint to development of the site.

### Heritage Assets

Heritage Assets are defined by the National Planning Policy Framework (NPPF) to be *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its*



*heritage interest. They include designated heritage assets and assets identified by the local planning authority, including local listing.”*

There are no designated heritage assets within, or in close proximity to the BISH 6 site, either as marked on the adopted Proposals Map or in the Schedule of Listed Buildings. The golf course itself dates from the 1920s but was completely rebuilt and re-landscaped in the 1980s. It has transformed the agricultural landscape which existed previously on the site, other than the embankment of the disused railway which crosses the course and lies just to the south of the southern boundary of BISH 6 Area 2. This embankment, now heavily screened with trees and shrubbery, would be unaffected by the development of the site, which would itself incorporate additional planting in a boundary landscape zone. Thus BISH 6 and the adjoining course is not in itself an historic or culturally significant landscape that would be impacted by further housing, and the visually modest remains of the former railway would not be impacted. The course is adjoined to the north and west by late 20<sup>th</sup> century residential development, (1980s), and on the northern side of Dunmow Road by late 20<sup>th</sup> century commercial development. To the east of the golf course lies the M11, the major landworks associated with Junctions 8 and 8A, and the Birchanger Green Motorway Services and maintenance depot, all of which cumulatively have created a significant alteration to the landscape. The above facts demonstrate that housing on the BISH 6 site would cause no harm to any heritage assets.

To confirm that there are no known heritage assets in the vicinity, Weston Homes acquired historic Ordnance Survey maps centred on the golf course, from 1879 onwards. In discussions with the HCC Historic Environment Unit, it is acknowledged that the agricultural nature of the site prior to its laying out as a golf course by 1921 demonstrates a lack of any visible heritage assets, although this does not cover historical records of any finds in the locality, which would be investigated further at the time of any site archaeological investigation. These historic OS maps are attached at Appendix 5, covering both a wide area and enlarged to focus on the BISH 6 site itself, which appears as a circle at the centre of the maps.

### Ecology

At the request of East Herts DC, Weston Homes commissioned the Herts and Middlesex Wildlife Trust to undertake an ecological Phase 1 Habitat Survey of the ‘Local Wildlife Site’, (LWS), designated in the Local Plan, which lies within the Facilitation Works Land. This designation relates to an area of open grassland between the rear boundaries of the adjoining houses in Southcroft, and the BSGC car park, through which it is proposed that the new access from Dunmow Road to BISH 6 will need to be constructed, (see Photos 5 and 6 in Appendix 7). In addition, the survey has reviewed and will describe the BISH 6 site itself, which is not within the LWS boundary. Should any ‘compartment’ within either area be found to merit a more detailed survey, the surveyor will undertake this as part of the later overall mapping and report process.

This work was undertaken in early August 2014, and thus the results will be reported separately.



## Trees

Trees within the LWS and BISH 6 sites will be assessed for ecological significance as part of the Herts and Middlesex Wildlife Trust survey noted above. From a visual amenity perspective, the general location of individual, clusters and lines of trees within those areas are indicated within the Masterplan drawings and from the annotated photos. Generally there is limited tree cover, whereby Area 1 within BISH 6 has one significant group of trees and a lesser, younger group, both of which could be incorporated into a layout if deemed worthy. A modest hedgerow tree line separates parts of Areas 1 and 2, whilst in Area 2 there is one significant single tree which can be incorporated into the layout, and a substantial hedgerow line of trees along the eastern and southern boundaries, which would be important permanent boundaries to the Green Belt. Additionally, there is an area of low tree cover immediately on the southern boundary of houses in Southcroft, which can be retained except for the alignment of the new access road from Dunmow Road, but with scope to compensate for the loss of trees with better tree screening along the eastern boundary of the houses in Southcroft, which currently present a poor appearance as the Green Belt boundary with Stortford.

Accordingly, the existing tree cover can be incorporated into a housing layout, as indicated by the Masterplan, thereby enhancing the character of the development, and it can be used to screen the development from the proposed new edge of the Green Belt. Additionally, there is scope for extra tree planting to improve the existing Green Belt boundary.

## Landscape / Visual Impact

Reference is drawn to the *East Herts Green Belt Review: Part 2*, December 2013, which incorporated detailed site assessments within Chapter 3. The Areas of Search included Bishop's Stortford East – Sub Area B (Green Belt Review Area Reference GBR 03). A plan of the extent of Sub Area B, divided into sites, (Figure 5.5), is included at Appendix 6. This can be seen to include the entire BSGC estate, up to the East Herts District's eastern boundary.

Whilst the purpose of the Review was to assess the role of each site within the Areas of Search against the purposes of the Green Belt prescribed by the NPPF, an indication was given in respect of their landscape character given its relevance to aspects of the purposes.

In respect of Sub Area B Sites 03A and 03B (which correspond to BISH 6 Areas 1 and 2 respectively), the Review firstly notes that Site 03A does not strongly fulfil the Green Belt purpose of checking unrestricted urban sprawl. We contend that this is because of its very limited visibility beyond its extent, and given the presence of housing on two of its boundaries, which extends to the east of Site 03A. Indeed, the Review continues that whilst Site 03A is better connected to the built-up area than Site 03B, the additional release of 03B would logically fill in the gap left by the encroachment of the built-up area to the north of the site (ie Cecil Close and Southcroft) and from the release of Site 03A. It notes that "*the Green Belt in the area does not greatly safeguard the countryside from encroachment due to the lack of*



*countryside features. This is more so at Sites 03A and 03B as they do not contain wildlife sites unlike Sites 03C and 03D” (emphasis added).* The latter two areas comprise the remainder of the golf course, but the relevant point is that the Council’s review confirms the lack of countryside features within BISH 6, which accordingly reduces its visual amenity.

The Review also notes that whilst the eastern boundary of Site 03A is weak, that of Site 03B *“is slightly stronger, as it consists of a thick tree-lined stream along its southern half, [although] this becomes much weaker and sparse northwards until it reaches a small area of woodland which abuts the existing built-up area. ... The existing eastern boundary would need to be strengthened and a stronger boundary to the south would need to be established that takes into account a buffer necessary for the wildlife site.”* The Review concludes that in respect of the existing Green Belt boundary, the residential curtilages of the houses at Manor Links, Cecil Close and Southcroft to the west and north are considered to be weak boundaries, as is the disused railway line crossing the golf course immediately south of BISH 6.

We contend that the part of the BISH 6 boundary formed by the tree-lined “stream” (drainage ditch), already offers a good visual screen and is a change in landscape character from the manicured golf course landscaping to its east. However the Review’s judgement of a need for a stronger boundary formed of wooded open space around BISH 6 is not a constraint to its development, given its overall size and the need to incorporate public open space into such a scheme. This could be linked to the former railway line along the southern boundary to form a linear wildlife corridor and natural amenity area. Thus development of BISH 6, with appropriate boundary landscaping enhancement, offers the potential for improvement to the landscape over the current situation, and an overall strengthening of the Green Belt boundary for the long term.

Photos attached at Appendix 7 illustrate the following:

Photo 1: view from southeastern corner of Area 2 (Site 03B) looking north towards the current Green Belt boundary at the rear of dwellings on Cecil Close (roofs visible), and northwest towards tree groups in centre of Area 1 (Site 03A);

Photo 2: reverse view across Area 2 looking southeast towards its eastern boundary along the wooded drainage ditch and its southern boundary with the disused railway. This shows that both boundaries in fact have the framework for an enhanced wooded boundary to the Green Belt;

Photo 3: view from edge of golf course northwest towards wooded drainage ditch eastern boundary of Area 2, indicating extent of potential new Green Belt boundary on left, even before additional planting within Area 2;

Photo 4: view from edge of golf course southeast towards wooded drainage ditch eastern boundary of Area 2, also demonstrating strength of potential new Green Belt boundary on right;

Photos 5 and 6; views south and west respectively from western part of Facilitation Works Land (Site 03C), showing general alignment of proposed access road from



Dunmow Road to BISH 6 (beyond trees), along existing service track, and the weakness of the existing Green Belt boundary along the rear fences of the residential properties on Southcroft, illustrating scope for an enhanced boundary with additional planting.

The extent of tree planting along the BISH 6 eastern and southern boundaries, together with that throughout the golf course itself, all of which has reached a mature scale, results in the BISH 6 site being very well screened from the open countryside to the east and south of the course. This includes screening from the M11, even where it is elevated across the stream valley south of the course, which is characterised by open fields with long views.

We contend that as demonstrated by the photos, identified in the Council's own conclusions regarding the lack of countryside features within BISH 6, and illustrated by the lack of visibility of the site from either the golf course or open countryside beyond, there would be no material visual impact on the landscape of the proposed residential development. Accordingly the effect on the character and appearance of the Green Belt of development of BISH 6 would be positive, by enhancing and creating strong boundaries, rather than causing visual harm, and not a reason why the site should not be designated as deliverable for housing.

### Transport

The information sought by Hertfordshire County Council as Highways Authority was refined by request forwarded to all site promoters by East Herts DC under cover of e-mail dated 11 June 2014. Weston Homes responded to that request by e-mail of 30 June 2014, setting out the information relevant at this stage.

This reiterated the access strategy for the site, which although noted correctly in the Draft District Plan Preferred Options Consultation 2014 written text for BISH 6, was unfortunately not correctly appreciated by a number of local residents who expressed concerns in the consultation exercise over the impact of trip generation associated with 150 additional dwellings using Manor Links. In fact the text for BISH 6 states that the 150 homes should include provision of "*access arrangements including primary access to Dunmow Road and secondary access to Manor Links, and appropriate local highways mitigation measures.*" (emphasis added).

The access to Dunmow Road can be based on the very generous dimensions of the existing BSGC entrance, which benefits from a right turn ghost island in Dunmow Road and extensive visibility splays in both directions from the site. There is ample road frontage land within the ownership of BSGC to accommodate any necessary amendments to this junction so as to form a satisfactory priority junction with Dunmow Road to serve both BISH 6 and the BSGC car park. The immediate access to the latter, and the car park layout itself, can be adjusted within the extensive landscaped frontage of the club, in order to form an adoptable link road from Dunmow Road to BISH 6 and to avoid the need for two junctions onto the main road. Representations were made by Weston Homes and BSGC in response to the Draft District Plan - Preferred Options Consultation, that the area required for the link road to BISH 6 should be indicated for that purpose on the Proposals Map (currently



Figure 5.6 for this site), rather than remaining designated as Green Belt, where policy would render road construction as “inappropriate development” in principle. This would correspond to the “Facilitation Works Land” identified in the Option agreement. HCC Highway Authority have been advised of these facts, and that it has not been considered necessary to design any amendments to the junction with Dunmow Road at this stage. Weston Homes has been advised by the Highway Authority to await its confirmation that its own highway data demonstrate that a priority junction will accommodate all the trip generation related to BISH 6 and BSCG, in conjunction with the Manor Links access.

Manor Links was constructed with two access points into the surplus land at BSGC, which now comprises BISH 6 Area 1, these being indicated on Figure 5.6 in the Preferred Options Consultation.

It is noted that “*Roads in Hertfordshire: Highway Design Guide 3rd Edition Section 2: Chapter 8: Highway Layout and Strategies*” defines a “Minor Access Road” as “*a residential road with footways which gives direct access to dwellings and parking spaces but serves no more than 100 dwellings*”. Given that Manor Links currently serves about 70 dwellings, this would suggest scope for 30 dwellings on BISH 6 accessed via Manor Links. However the specific circumstances of Manor Links are that there are on-street parking controls, which significantly assist the flow of traffic along its length, whilst its junction with Dunmow Road takes the form of a roundabout, which can add to the capacity of the junction accessed from Manor Links. Accordingly, it functions more like a higher order distributor road, and therefore subject to traffic impact assessment of the road network with traffic flows current to the date of an application, Weston Homes contend that there could be scope for up to say 50 dwellings on BISH 6 to be served by Manor Links. This would enable Area 1 to accommodate 50 dwellings, accessed via the two access points from Manor Links, which would still form the secondary access noted in BISH 6. In this regard, Weston Homes wrote to HCC Highway Development Control Engineer Mark Cornell in January 2009 seeking general advice on the capacity for Manor Links to accommodate the traffic generation of 50 dwellings on Area 1, and the response, received on 30 January 2009 stated that “*My initial thought is that I do not see any fundamental problems with a residential development... I cannot be specific in respect of existing capacity of the roundabout junction with Dunmow Road ... but would not anticipate particular issues though, unless you are proposing an extremely high density development which given the location and surrounding development I doubt.*” Thus the upper figure of 50 is reflected in the site Masterplan, in order to demonstrate the maximum potential of BISH 6.

The development of Area 2 would provide the financial means to fund the construction of the link road from Dunmow Road to BISH 6, with any necessary alterations to the existing BSGC junction with Dunmow Road. As a Minor Access Road, this link and its junction could accommodate trip generation from 100 dwellings within Area 2, particularly since traffic to and from the golf club itself does not conform to the same peak flows as would the residential traffic. However it is proposed that to reduce the potential impact on Manor Links of Area 1’s traffic generation, once the access from Area 2 to Dunmow Road is available, a one-way route from Area 1 to 2 could be provided. This would allow an alternative exit route



for traffic movements out of Area 1 and also a route in for traffic movements to Area 2 via the Manor Links roundabout in place of the ghost island right turn into the link road.

This access strategy has been proposed to the Highway Authority to demonstrate the deliverability of both parts of BISH 6, and it is suggested that except for the Dunmow Road junction, no off-site highway works are likely to be required to accommodate the resultant traffic generation, (first strand impact as defined in the "Planning Obligations Guidance – Toolkit for Hertfordshire". Any response will be made by the Highway Authority directly.

In terms of the cumulative impact on the non-car networks, (the second strand impact defined in the Toolkit), the development of BISH 6 could contribute to " *the pooled funding aimed at making an impact towards achieving a modal shift away from the private motor vehicle*", subject to specific negotiations on needs in the locality and scheme viability. This is a further matter in respect of which Highway Authority comment is awaited, but it should not be seen as a constraint to delivery of housing.

The scheme can also support a S.106 Obligation to introduce a Travel Plan to monitor modal split for trips with expressed targets which may trigger further specified measures to discourage trips by car.

#### Population Impacts (child yields and education needs)

The above Planning Obligations Guidance produced by Herts CC also covers Education, Youth, Childcare, Adult Care, Fire and Library Financial Contributions. As explained, charges are based on a formulaic approach, using a model to estimate the population arising from new residential development tailored to the proposed size, type and tenure of dwellings. This enables an assessment to be made of the provision of services required to meet the needs of the development.

Thus the figures relating to BISH 6, Areas 1 and 2 depend on how it would be developed in terms of mix and tenure of dwellings. Section 3 below addresses the Masterplan for the site, but in the absence of negotiations on a site-specific scheme, the Masterplan layout has been devised based on the Housing policies in the Draft District Plan – Preferred Options Consultation 2014. Accordingly given that Policy HOU 1 *Type and Mix of Housing* seeks "an appropriate mix of tenures, types and sizes of dwellings in order to create mixed and balanced communities appropriate to local character and in accordance with the latest Strategic Housing Market Assessment", and "affordable housing in accordance with Policy HOU 3", Weston Homes has used the figures from "Table 13.1 – Tenure/Size Mix Proportions 2011 – 2031" which are derived from the SHMA Update (March 2013). The mix for the affordable dwellings is based on Policy HOU 3 expecting "up to 40% on sites proposing 15 or more gross additional dwellings.". It is stressed that the mix and tenure used, which is set out below in the table in Section 4, simply uses full policy compliance at this stage, on the understanding that there may be different circumstances prevailing at the time that a detailed planning application is prepared, which could impact on both the mix and tenure then proposed.



The HCC Development Services Team has considered this indicative mix of dwellings and have advised by e-mail on 1 August 2014 that unfortunately they have not had time to deal with this matter. However, they note that since Weston Homes are the only party to have contacted them regarding the information request from EHDC, they assume that not a great level of detail is required. With that in mind, they note that their general rule of thumb is that approximately 500 dwellings will result in 1 form of entry for school provision. Once details of any development become available they can refine this however for the purposes of plan making this is usually the figure provided and will have been included in any high level representations made to EHDC. Thus rather than calculating the child yield that would arise from the Masterplan layout, and the specific resultant education needs in north east Bishop's Stortford arising from the dwelling potential of BISH 6, the Development Services Team advise that the assumption be made that the site will generate a need for 0.3 of a form for school provision. They do not suggest that this cannot be met, assuming s.106 funding, and thus the education requirements generated by the site are not a constraint to its development.

#### Utilities (water/sewerage, gas, electricity, telecoms/broadband)

Weston Homes has made enquiries of the statutory undertakers in respect of the availability of services for 150 additional dwellings at the BISH 6 site. This is necessary to determine if there is capacity in the existing local infrastructure networks to provide supplies to the proposed development. Applications have been made for budget estimates to verify capacity and to determine if any mains reinforcement works will be necessary to supply the scheme. Applications were made to UK Power Networks, Thames Water, Affinity Water, British Gas and BT.

The applications were based on Area 1 comprising 50 dwellings and Area 2 being an additional 100 dwellings, all with traditional gas central heating.

The budget quotation received from UK Power Networks is given in Appendix 8 and record drawings of the water supply and sewerage / surface water drainage infrastructure in the area are given in Appendix 9.

#### *Electricity*

UK Power Networks have indicated that the local low voltage network will not be able to support either Area 1 or 2. They advise that extending the high voltage network from Dunmow Road into the site and establishing a substation will be required. There is no reason why this cannot be undertaken.

Estimated costs, which include the off-site works and substation, are as follows.

Area 1 = £125,000

Areas 1 & 2 = £190,000

#### *Gas*

There are two low pressure gas mains in Manor Links and there is a medium pressure main in Dunmow Road. British Gas have not been able to confirm a point of connection at the time of writing.



If neither of the low pressure mains in Manor Links has capacity then a connection to the main in Dunmow Road (near the roundabout junction with Manor Links) will be required as a worst case. Confirmation of the point of connection and costs will follow upon receipt of British Gas' quotation. There is no reason why this cannot be undertaken.

#### *Water*

There is a water main in Manor Links and Dunmow Road. Affinity Water have not been able to confirm a point of connection at the time of writing.

It is anticipated that a new connection to the main in Manor Links will be required to serve the scheme. Confirmation of the point of connection and costs will follow upon receipt of Affinity Water's quotation, which is expected to be available by 20 August 2014. Again, there is no reason why this cannot be undertaken.

#### *BT*

There are BT cables and ducts in Manor Links. Weston Homes have obtained verbal confirmation from BT that they are obligated to provide services to the new scheme and the off-site works required to bring their ducts onto the site will be laid at BT's cost.

#### *Surface Water Sewers*

There is an adopted surface water sewer from Cecil Close and Southcroft which outfalls into the drainage ditch on the northern boundary of the BISH 6 site. This ditch crosses the site and runs to the south east. It is envisaged that the ditch will remain live and the site will discharge into it with appropriate SUDS measures.

#### *Foul Water Sewers*

There is a 225mm adopted foul sewer running from Cecil Close through Manor Links towards Dunmow Road. It would be possible to connect to this sewer at Thames Water manhole no. 4402, (see Appendix 9 Plan 3), via a new 150mm adoptable sewer laid in the proposed northern access road which joins Manor Links near that manhole.

Due to the topography of the site and the existing sewer being approximately 2m deep (according to Thames Water's record drawings), it may be necessary to pump the foul drainage from the new plots on the lower ground near the southern boundary of BISH 6. This will be determined at detailed design stage, along with a decision on whether any such pump would be private or adopted. A capacity check has been requested from Thames Water for this new connection and their response will follow upon receipt.

### **3 Illustrative Conceptual Masterplan**

Weston Homes has prepared a Masterplan for the BISH 6 site to the level of detail sought by East Herts for the Delivery Report. It is stressed that this has not been the subject of pre-application discussions with Development Management Officers, and



as explained in respect of child yield calculations, circumstances could result in a change in the appropriate mix of tenure and size of dwelling at detailed application stage. Within Area 1, the Masterplan shows in more detail how the suggested Draft District Plan Policy HOU mix could be achieved, but is schematic for Area 2.

### Key Constraints

The constraints affecting the site are limited to landscape / visual and residential amenity matters, as illustrated on the Key Opportunities Constraints Plan (Appendix 10). Considerations are the presence of rear gardens of houses in Manor Links and Cecil Close which back on to the site, where privacy must be preserved; the large group of trees in Area 1 and some individual trees within Areas 1 and 2 which warrant retention; and the 'landscape ribbon' around the southern, eastern and north eastern boundaries of BISH 6, which needs to be enhanced by additional planting to form a deeper 'band' as a strong and permanent Green Belt boundary. None of these are constraints that would thwart, delay or reduce the scale of the development

### Broad Layout and Disposition of uses

The Masterplan (Appendix 11) illustrates the layout that could be used for BISH 6, with the development divided into Areas 1 and 2, so as to control access arrangements as per the strategy discussed. The site does not warrant the introduction of non-residential uses, as indeed is clear from the text to BISH 6, but the Masterplan does incorporate green infrastructure of a local level, via public amenity green spaces, play areas (yellow circles), and a landscaped buffer zone around the eastern and southern boundaries to enhance the proposed Green Belt boundary.

### Density, scale and massing

The density conforms to the overall site capacity indicated in BISH 6, namely 150 dwellings within 6.34 ha gross, which equates to approximately 24 dwellings per hectare. However it should be noted that since this site requires preservation of a significant area of trees within Area 1 and the formation of a deep landscaped buffer around the eastern and southern boundaries of Area 2 so as to create strong Green Belt boundaries, the effective built area would be smaller and the resultant density higher. Policy HOU 2 – *Housing Density* from the Preferred Options Consultation 2014 expects efficient use of land, tempered by a density informed by the character of the local area, providing for adequate levels of public open space and retaining existing site features, including mature trees and hedgerows whilst making provision for new green infrastructure. Thus the policy expects densities to vary, with an expectation of medium average net densities (30dph) normally appropriate for sites that are at the edge of settlements. In this case, the net developable area is about 5.76ha, producing a density of 26dph. Whilst slightly lower than the medium average net density, this reflects the open space and landscape requirements of the site.

There is a need for the 1 and 2 bedroom dwellings within the scheme to be partly in the form of flats, both to accommodate the total number of dwellings sought and to ensure sufficient open space remains. This could warrant consideration of some



buildings being 2½ storeys, which also has townscape value in creating variety and focal points. However the scheme has been limited to 2 storeys at this stage, and these would be relatively small blocks of flats, interspersed with houses. Accordingly the scale of the development would be suburban rather than urban.

#### Key vehicular access points and primary route layout

The access strategy has been addressed under the 'Transport' heading above. The Masterplan illustrates the primary route layout required to implement that strategy and avoid excessive new traffic flows from additional dwellings using Manor Links.

#### Green Infrastructure and approach to open space, SUDS etc

Again, the reasoning for the location of open space within and around the BISH 6 site has been explained. This will, as can be seen on the Masterplan, allow for linked open spaces. In respect of SUDS, the presence of drainage ditches across and around the eastern boundary of BISH 6, (which form part of a system within the golf course, that drain in a southerly direction down towards the stream running parallel to the course's southern boundary), allows for the introduction of various means of attenuation within the development area. Thus there could be a system of small ponds and grassy storage hollows linked by road-side or open space swales, thereby providing the reduction in flow-rates needed so that surface water run-off reaches the drainage ditch at the eastern boundary of BISH 6 at a greenfield rate. Clearly a SUDS arrangement needs to be designed in conjunction with the detailed layout, but the characteristics of the site demonstrate that this is achievable. This system has not been shown on the Masterplan, given that the layout is purely illustrative.

## **4 Schedule of Development**

### Land use Budget

<i>Total area of BISH 6</i>	<i>6.34 ha</i>
<i>Residential land</i>	<i>5.76 ha</i>
<i>Open space</i>	<i>0.585 ha</i>

### Floorspace by Use

<i>Residential floorspace</i>	<i>13,500 sq. m (GIA) (rounded)</i>
-------------------------------	-------------------------------------

### Tenure and Number of Homes

As noted above, the mix by tenure and dwelling size is based on the SHMA Update 2013 figures which are referred to in the Draft District Plan – Preferred Options Consultation 2014 Policy HOU 1 – *Dwelling Mix* and HOU 3 – *Affordable Housing*. However in respect of the latter, although we have done so in the Baseline Data spreadsheet, (Appendix 13), we believe that it is premature to sub-divide the tenure by social rent / affordable rent / shared ownership, since this will very much depend on Government housing funding policy and viability considerations at the time a detailed application is to be prepared. Thus, subject to further discussions at the pre-



application stage and during determination of a detailed application, the following table indicates the starting point for the mix of dwellings;

Unit Description		Area 1		Area 2		BISH 6		
Dwelling Type	Bedrooms	Market	Afford	Market	Afford	M	A	All Tenures
Flat	1	2	6	3	12	5	18	23
Flat	2	3	9	7	18	10	27	37
House	3	17	5	33	10	50	15	65
House	4	7	-	14	-	21	-	21
House	5	1	-	3	-	4	-	4
<b>Total</b>		<b>30</b>	<b>20</b>	<b>60</b>	<b>40</b>	<b>90</b>	<b>60</b>	<b>150</b>
<b>Grand total</b>		<b>50</b>		<b>100</b>		<b>150</b>		

## 5 Phasing

### Illustrative Phasing Plan

It is envisaged that Area 1 would be developed as Phase 1, using Manor Links as the access. Area 2 would follow as Phase 2, using the new access road from Dunmow Road. The Masterplan layout has been designed to allow for the phasing and the access strategy as discussed above, whilst ensuring a comprehensive approach to urban design, green infrastructure and SUDS arrangements. The Phasing Plan is attached at Appendix 12.

### Indicative Phasing Programme against District Plan periods and Build-out Rate Assumptions

Weston Homes considers that the 30 market dwellings in Area 1, which would be built as Phase 1 alongside the handover of the 20 affordable dwellings within that phase, could be built and sold within 18 months of a start on site. Phase 2 comprises Area 2 and the access road from Dunmow Road, and it is estimated that the 60 market dwellings could be built and sold within 2 years of a start on that phase, alongside the handover of the 40 affordable dwellings in Phase 2.

It is anticipated that detailed layout and design work would commence in advance of the adoption of the District Plan, in order that the planning application could be submitted shortly after adoption of the Plan, which is indicated for February 2016 in the LDS Version 5: December 2013. Thus allowing 4 months for approval of the application and associated s.106 Obligation, and 2 months for discharge of conditions, commencement could be achieved in September 2016, with completion of Phase 1 in March 2018.

The commencement date for Phase 2 would depend on the state of the housing market following the start of Phase 1 together with negotiations with a Registered Provider in respect of purchase of the affordable dwellings. It is very possible that Phase 2 could commence prior to the completion of Phase 1 in order to ensure continuity of availability of dwellings for sale immediately following on from Phase 1, but using a longer build-out programme, Phase 2 might not be complete until Spring 2020. This nevertheless means



that the time period for BISH 6 site commencement to completion is likely to fall entirely within the District Plan period 2016 – 2021.

#### Any specific dependencies impacting on commencement

The only known pre-condition to construction within part of BISH 6 relates to the need for the new access road between Dunmow Road and Area 2. This would cross the Facilitation Works Land as defined in the Option Agreement between Weston Homes and BSGC, which provides for the right of Weston Homes to construct the road and make any necessary consequential adjustments to the access and layout of the Club's car park, and also ensures the right of way along that route for vehicles associated with the construction of housing on BISH 6 and for the future occupants of those dwellings. There is no reason why this short section of road should not be constructed at the start of work on Area 2, and thus it is not an impediment to development.

The utility and drainage connections to BISH 6 are not dependent on any private permissions.

## **6 Site specific on-site infrastructure and scheme impact mitigation requirements**

### Physical (Utilities and Transport)

Section 2 set out the information available in respect of utilities at this stage, indicating that responses are still awaited to establish the on-site infrastructure required. It is not possible therefore to provide a complete picture at present, other than:

*Electricity:* Sub-station to serve Areas 1 and 2; Required from commencement; £190,000 funded by developer;

*Surface Water:* SUDS arrangements within site; Required in stages corresponding to development; normal development cost funded by developer;

*Foul Water:* Sewer Pump – possible requirement; Required from commencement - £20,000 (approximate) funded by developer;

Nevertheless, in view of the potential to provide connections for all required utilities from close to the site, none of these are considered by Weston Homes to represent costs or delays to construction that would prevent development proceeding.

In terms of transport, it is not envisaged that any on-site provision of infrastructure would be required. However, should a decision be made that following completion of Areas 1 and 2, a bus route be diverted through the development and possibly along Manor Links, (although this would not be essential given distance to Dunmow Road), then the cost of bus stop provision could be funded from the s.106 contribution for sustainable transport measures, and thus would not be an additional development cost.

### Social (Education, Health and Community)

As noted in Section 2, the HCC Development Services Team has advised that at this stage, the child yield that would arise from the site need not yet be refined down from 0.3 of a form entry. Clearly this would not be provided within the BISH 6 site itself. Equally, it



is not anticipated that any health or community infrastructure will need to be provided on-site given the scale of the development.

#### Green (communal open space, publicly accessible open space, play space and SUDS)

The Masterplan demonstrates how existing tree groups and belts or individual trees could be incorporated into the 'natural and semi-natural green space' within the site; and how play space could be well distributed throughout the site. Where these green spaces satisfy the East Herts Open Space Standards, no further contributions would be necessary for those types of use; where a shortfall would result compared to the Standards, the latter document states that contributions will be negotiated on a case-by-case basis, using the capital cost of provision. Clearly more accurate assessment will need to be undertaken when a planning application is prepared.

The SUDS arrangements which could include road-side and open space swales and attenuation ponds, will be incorporated into the scheme layout at detailed application stage, and these do not represent abnormal development costs that need to be identified at this stage to prove that the deliverability of the scheme is not harmed.

### **7 Site-specific off-site infrastructure and scheme impact mitigation requirements**

#### Physical (Utilities and transport)

As noted above, Section 2 set out the information available in respect of utilities at this stage, indicating that responses are still awaited to establish whether any off-site infrastructure is required. It is not possible therefore to provide a complete picture at present, other than:

*Electricity:* no other off-site works other than connections included within the on-site sub-station cost estimate in Section 6;

*Gas:* confirmation of the point of connection and costs will follow upon receipt of British Gas quotation;

*Water:* it is anticipated that a new connection to the main in Manor Links will be required to serve the scheme. This will be required from commencement of development. Confirmation of the point of connection and costs will follow upon receipt of Affinity Water's quotation, which is expected to be available by 20 August 2014;

*Telephone:* BT are obligated to provide services to the new scheme and the off-site works required to bring their ducts onto the site will be laid at BT's cost;

*Surface Water:* the site will discharge into the ditch system within the golf course with appropriate SUDS measures to attenuate the flow rate to a satisfactory level. Accordingly there will be no off-site measures required;

*Foul Water:* the connection to the adopted Manor Links sewer at Thames Water manhole no. 4402, via a new 150mm adoptable sewer laid in the proposed northern access road would cost in the region of £10,000 for off-site works. This would be required at the start of development;



### Social (Education, health and community)

As noted in Section 2, the HCC Development Services Team has advised that at this stage, the child yield that would arise from the site need not yet be refined down from 0.3 of a form entry. They have not indicated what impact this would have on current education place capacity in north east Bishop's Stortford, but they have not suggested that this cannot be increased if necessary, funded via s.106 payments.

In respect of other social infrastructure, Weston Homes has used the Draft District Plan Policy HOU 1 mix of dwelling size and tenure, applied to the HCC Planning Obligations Guidance Toolkit figures in Schedule 3A, (indicative only), for financial contributions for other s.106 contributions, covering nursery education, child care, youth facilities and library facilities to be applied. These payments are designed to ensure that the impact of additional population generated by the scheme on the community services in question is properly mitigated. Since the sums can be taken into account in the calculation of the uplift in land value of the site from Green Belt recreation use to residential development site at the relevant point in the process prescribed by the Option Agreement, Weston Homes contends that they do not impinge on scheme deliverability via viability considerations.

### Green (communal open space, publicly accessible open space, play space and SUDS)

It is anticipated that the BISH 6 site will provide for its necessary communal amenity and play open space within its boundaries. This will only leave a potential need for s.106 contributions for parks and outdoor sports facilities. Once the population generation of an application scheme has been calculated by HCC Development Services, figures can be put on these contributions. Again, they will not impact on scheme viability, since they can be taken into account when the land value is calculated.

It is not anticipated that any off-site SUDS measures will be required as the site's attenuated run-off will continue to flow into the remainder of the golf course drainage system.

## **8 Promoter baseline data for use in site-specific financial viability appraisal**

A spreadsheet is attached at Appendix 13. In conformity to convention, the data relate to the current date, and are not projections for the anticipated commencement date in 2016. Accordingly no data are included for 'uplift in values over time' or 'cost inflation'. Furthermore, as set out above, the figures relating to s.106 costs can only be calculated on an indicative basis derived from the HCC Planning Obligations Guidance Toolkit Schedule 3A, and the Draft District Plan Policy HOU 1 housing mix. Nevertheless, as also noted above, the Option Agreement allows for the land value to be calculated taking into account s.106 contributions which would be known at that stage since it would be in the context of a satisfactory planning permission having been granted. Since there will be an uplift in land value against the current use value, the fact that the s.106 contributions cannot yet be accurately calculated is not a reason to question the scheme viability.



## 9 Long-term management / maintenance arrangements

Weston Homes considers that the form of development illustrated by the Masterplan would enable straightforward arrangements to be put in place in respect of management and maintenance.

It is anticipated that the road network through BISH 6 and linking to Dunmow Road would be adopted. Therefore no service charges or impact on scheme income flows would arise.

In respect of the houses and blocks of flats that would form the scheme, the potential exists for shared drives for groups of the houses or car park courts for the flats to be communally owned and maintained via management company arrangements for the property owners, or to be owned and maintained by a Registered Provider in the case of affordable housing. This would depend on the detailed road and parking layout that is ultimately approved via the full planning permission. Such communal or Registered Provider ownership and management arrangements do not create excessive service charges and are entirely normal in residential developments. They do not impose any difficulties in funding the development or in respect of sales of properties and thus do not have a negative impact on scheme viability.

A similar situation applies in respect of communal public open space, in that this could be adopted, (with commuted payments for long-term maintenance where required), or this could remain private with maintenance overseen and paid for by a management company jointly owned by all private dwellings and the Registered Provider. In either arrangement, there should be no adverse impact on sales or viability.

Communal private amenity space shared by blocks of flats would be maintained by a management company in the case of private flats or by the Registered Provider for affordable flats. Once again, these are the normal arrangements used by Weston Homes and no adverse impact is envisaged.

## 10 Anticipated Delivery and Financial Model

### Approach to site development

Weston Homes has an Option Agreement with the BSGC for purchase of the site subject to the grant of a satisfactory planning permission for housing. It is the company's intention to undertake construction and marketing of the development entirely itself, in its usual operating model. This enables the build rate to be adjusted to sales rate, with the initial boost of off-plan sales where suitable, and the entering into contract with a Registered Provider as soon as possible following acquisition with planning permission. This approach assists cash flow by minimising the time period between development costs and sales receipts.

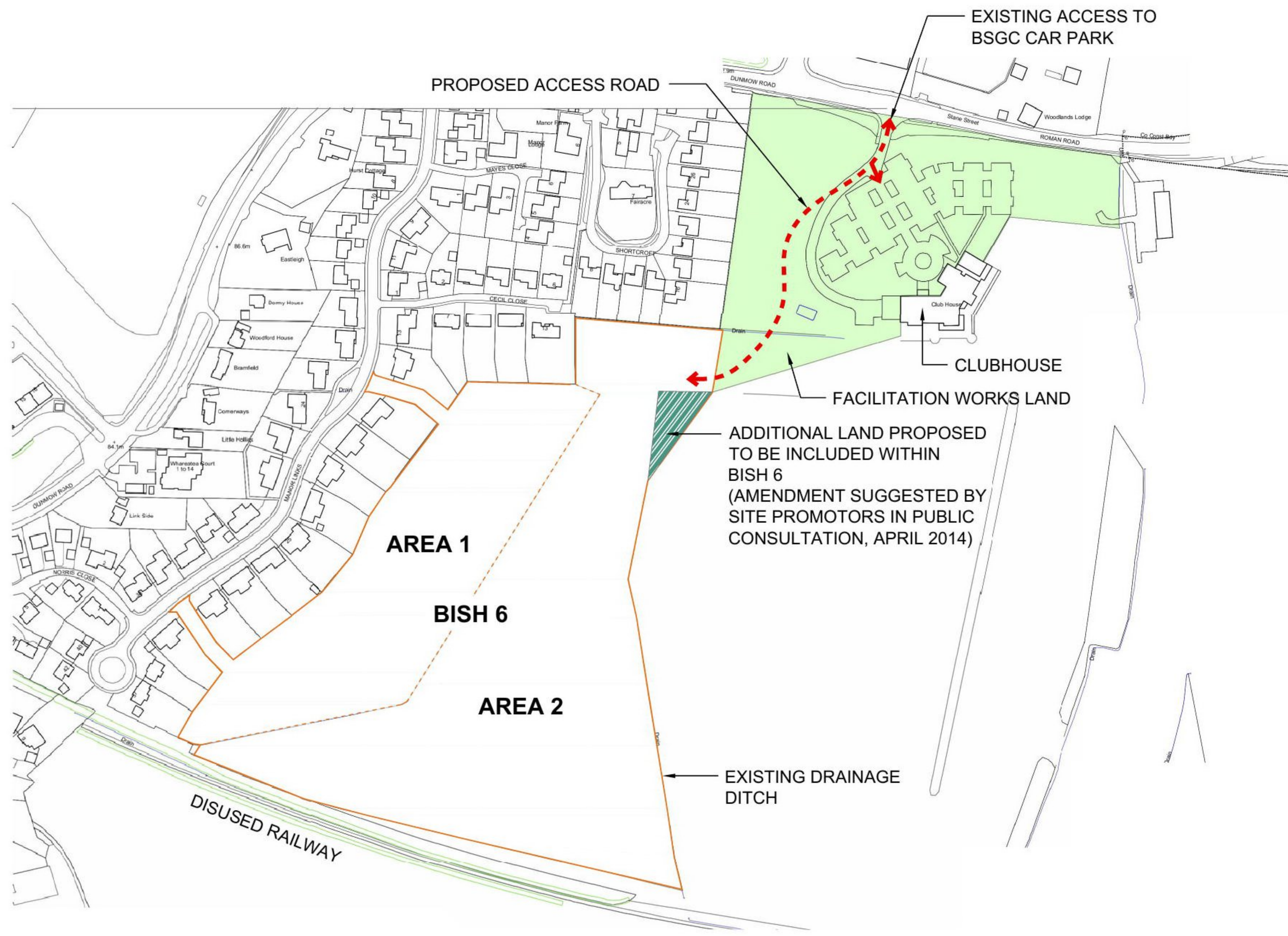
### Project Financing

Funding for the site acquisition and scheme construction would be sourced from a combination of the company's own reserves and its banking facility, both of which are detailed in the Annual Review.



**Appendix 1      Site Identification Plan**





rev	description	by	date

## PLANNING ISSUE

Title		EAST HERTS DRAFT DISTRICT PLAN SITE IDENTIFICATION PLAN	
Site		SITE "BISH 6 - EAST OF MANOR LINKS" BISHOP'S STORTFORD GOLF CLUB	
Drg.		WH117/14/P/App1	
Date	Aug 2014	Rev	-
Drawn	/	Scale	1:2500 @ A3



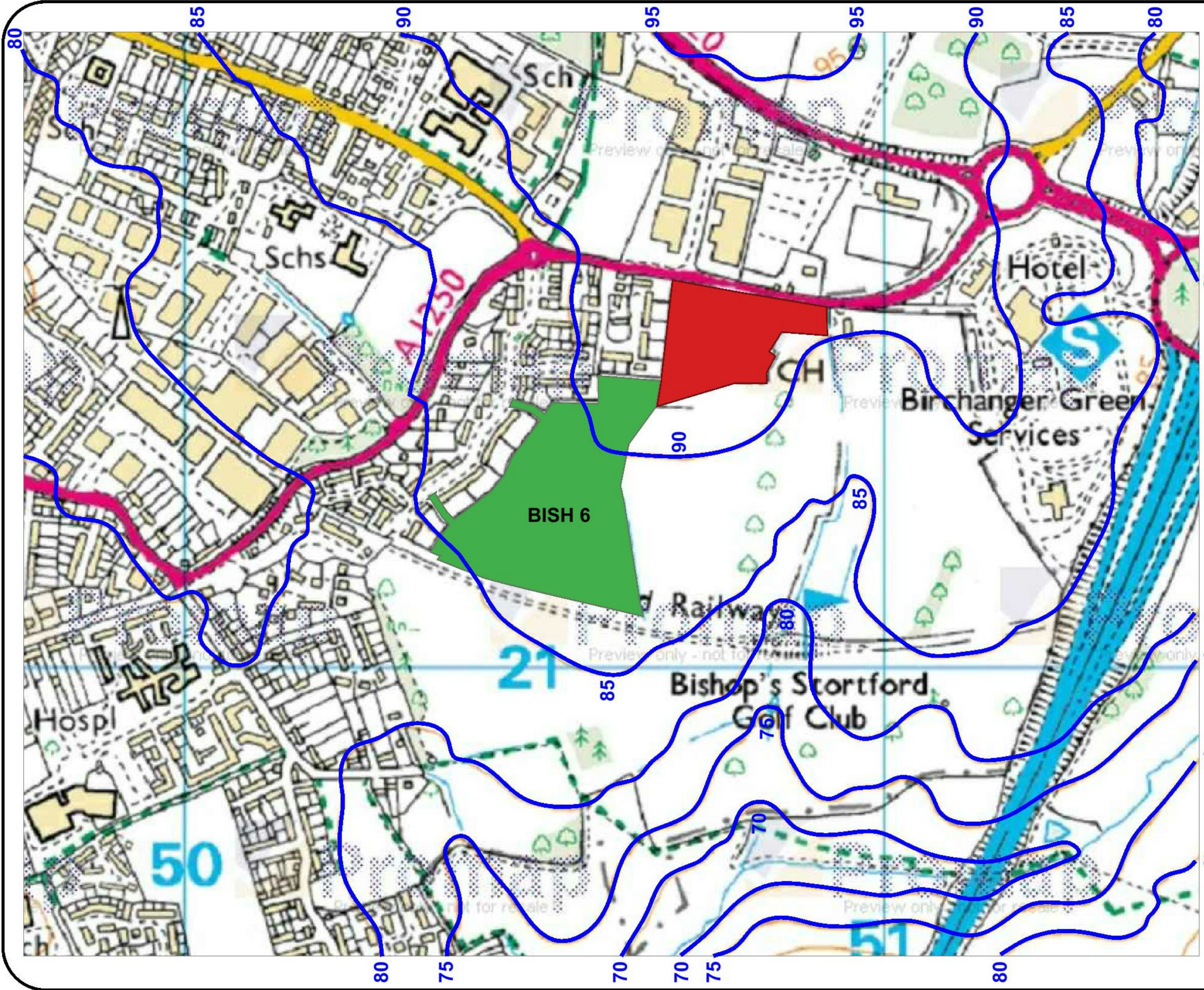
The Weston Group Business Centre,  
Parsonage Road, Takeley, Essex. CM22 6PU.  
Tel: 01279 873333 Fax: 01279 873378

info@weston-homes.com

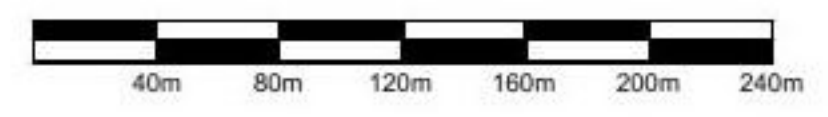


**Appendix 2 OS Base extract covering BSGC**





- FACILITATION WORKS LAND
- BISH 6
- CONTOURS



rev	description	by date

### PLANNING ISSUE

Title EAST HERTS DRAFT DISTRICT PLAN BISH 6 TOPOGRAPHY		
Site SITE "BISH 6 - EAST OF MANOR LINKS" BISHOP'S STORTFORD GOLF CLUB		
Drg. WH117/14/P/App2		
Date Aug 2014	Rev -	
Drawn /	Scale 1:5000 @ A3	



The Weston Group Business Centre,  
Parsonage Road, Takeley, Essex. CM22 6PU.  
Tel: 01279 873333 Fax: 01279 873378

info@weston-homes.com



**Appendix 3 EA Flood Risk Map extract for BISH 6 site**





**FACILITATION WORKS LAND**

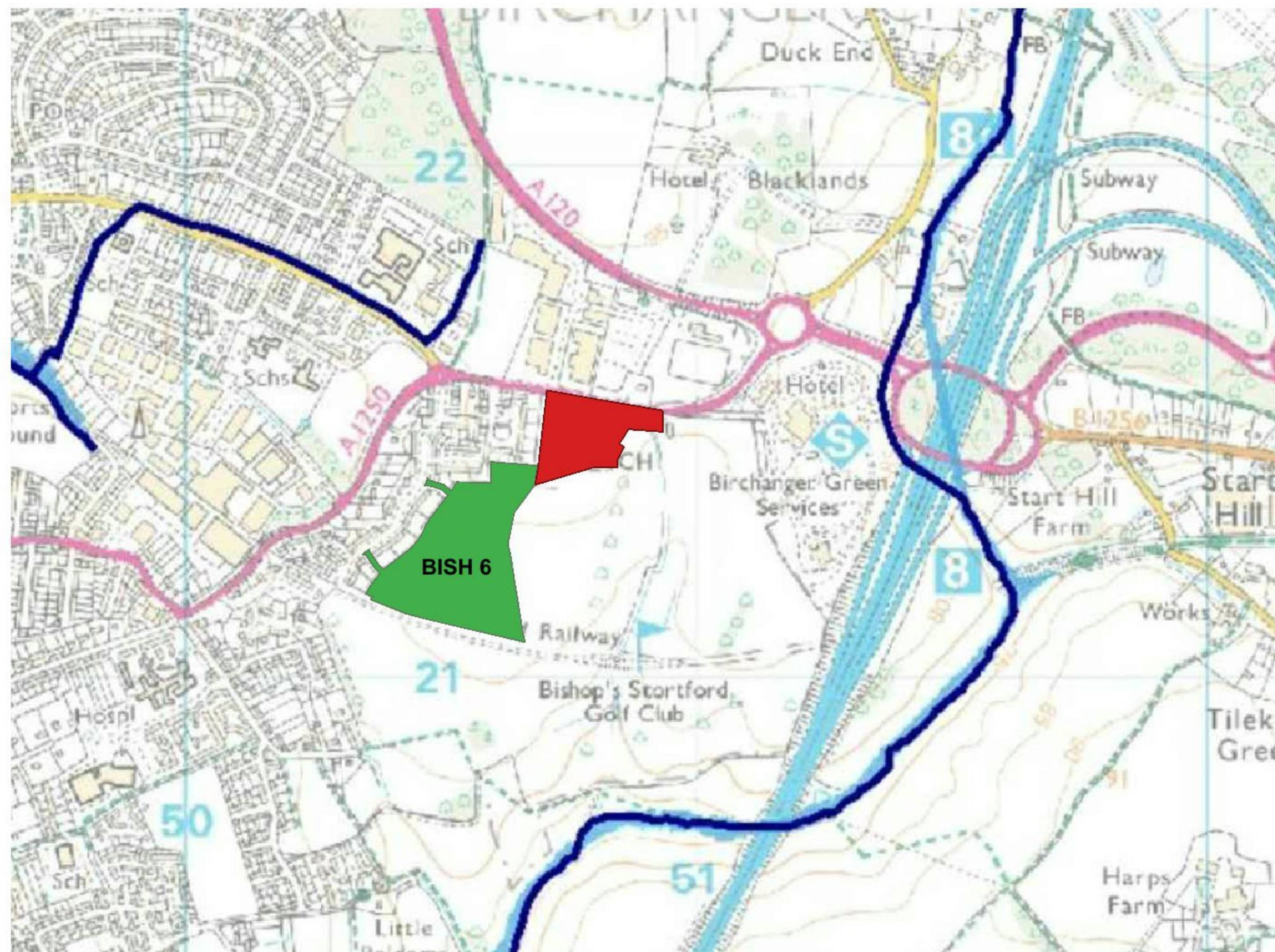
**BISH 6**

**Map legend**

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

Flood Map for Planning (Rivers and Sea)

- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown\*)
- Areas benefiting from flood defences (Not all may be shown\*)
- Main rivers



rev	description	by date
<b>PLANNING ISSUE</b>		
Title EAST HERTS DRAFT DISTRICT PLAN FLOOD MAP		
Site SITE "BISH 6 - EAST OF MANOR LINKS" BISHOP'S STORTFORD GOLF CLUB		
Drg. WH117/14/P/App3		
Date	Aug 2014	Rev -
Drawn	/	Scale NTS @ A3
<p>The Weston Group Business Centre, Parsonage Road, Takeley, Essex. CM22 6PU. Tel: 01279 873333 Fax: 01279 873378 info@weston-homes.com</p>		

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**Appendix 4      HCC letter to Weston Homes re Archaeological implications of development, and up-date e-mail exchange of 07 July 2014 and 23 July 2013**



Environment  
Director: John Wood

RECEIVED

27 JAN 2009



Mr Richard Seamark  
Weston Homes Plc  
The Weston Group  
Business Centre  
Parsonage Road  
Takeley  
Essex CM22 6PU

County Hall  
Hertford SG13 8DN

Fax: 01992 555251  
Tel: 01992 555276  
Contact: Ms K A Tinniswood  
My ref :KAT/B'sSGolfClub-1  
Your ref :WH117/RS/HMM/4.1

27<sup>th</sup> January 2009

Dear Richard,

**Re: LAND AT BISHOP'S STORTFORD GOLF CLUB, MANOR LINKS, BISHOP'S STORTFORD – ARCHAEOLOGICAL IMPLICATIONS**

Thank you for your letter of 9<sup>th</sup> January regarding any relevant information on the cultural heritage of the above site, and the archaeological implications of the proposed residential development of the site as part of the East Herts District Council LDF process.

We do not hold any records of known archaeological sites or finds from the site, and it is not therefore identified as an Area of Archaeological Significance in the Local Plan.

Nonetheless, archaeological investigation of nearby sites within and close to Bishop's Stortford in recent years suggests that this site should be regarded as having the potential for archaeological remains, and particularly remains of prehistoric and Roman date, to exist within it. These investigations include the excavation of Bronze Age, Iron Age and Romano-British occupation evidence nearby to the north-east, at Woodside Industrial estate and at the Football Ground, and on the west side of Bishop's Stortford prior to the construction of housing at St Michaels Mead/Thorley, and most recently (in 2008) further very significant evidence of prehistoric and Romano-British occupation and agriculture (including possible viticulture) during the archaeological evaluation of land south of Whittington Way, at Thorley Street.

In addition, the site is predominantly grassland and it does not appear to have been subject to cultivation in recent years. This is likely to increase the archaeological potential of the site, and is in itself probably a contributory reason for the absence of known archaeological sites or finds from the area.

Therefore, if a scheme for the development of the site were proposed, I am likely to recommend to the LPA that a predetermination archaeological evaluation (via trial trenching) should take place, so that its results can inform any development proposal



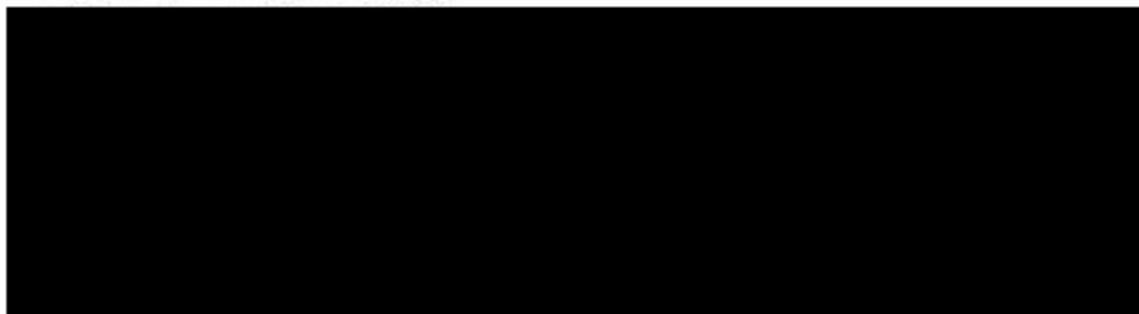


submitted to the LPA (i.e. inform the Environmental Statement to be submitted with the development proposal).

Once the results of such work are available this office can advise you (and the LPA ) further as to the likelihood of the site containing remains worthy of preservation *in situ*, which may be a constraint on the development, and/or of the necessity for further archaeological investigations.

Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely,



Alison Tinniswood  
Historic Environment Unit





Peter Luder <peter.luder@weston-homes.com>

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**RE: Land at Bishop's Stortford Golf Club, Dunmow Road, Bishop's Stortford - Archaeological Investigation**

message

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**Alison Tinniswood** <Alison.Tinniswood@hertfordshire.gov.uk>

23 July 2014 18:11

To: Peter Luder <peter.luder@weston-homes.com>

Dear Mr Luder,

Thank you for your e-mail, and your telephone call. My apologies for the delay in responding to your enquiry.

Further to our useful discussion yesterday (and given your points made below concerning the 'degree of flexibility of layout and ultimate numbers of dwellings' that exists) I can confirm that in my view, archaeological investigations of the site (whether by non-intrusive or intrusive means) are not required at this stage 'in order for the site to be designated for housing'.

However, I do recommend, in accordance with Government policy in the NPPF, that a detailed archaeological assessment of the site should be carried out prior to the submission of any planning application. This would be likely to comprise a desk based assessment, augmented by appropriate archaeological field survey and evaluation.

The purpose of the archaeological assessment would be to provide sufficient information about the archaeological resource and in particular whether any archaeological remains are present that could be a constraint on development, or even potentially worthy of designation as Scheduled Monuments, and thereby worthy of preservation *in situ*.

I hope this is helpful. Please do not hesitate to contact me again for detailed pre-application advice in due course.

Regards,

Alison

Alison Tinniswood BA, MA, AIfA

Historic Environment Advisor

Natural, Historic and Built Environment Advisory Team



Environmental Resource Planning

Hertfordshire County Council

County Hall Postal Point EMG CHN 108

tel: 01992 555276 Comnet x25276

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**From:** Peter Luder [mailto:peter.luder@weston-homes.com]

**Sent:** 07 July 2014 13:02

**To:** Alison Tinniswood

**Subject:** Land at Bishop's Stortford Golf Club, Dunmow Road, Bishop's Stortford - Archaeological Investigation

Dear Ms Tinniswood,

**East Herts District Plan (emerging)**

**Site BISH 6 - Land at Bishop's Stortford Golf Course, Dunmow Road / Manor Links, Bishop's Stortford,**

**Archaeological Investigation**

In January 2009, my then assistant Richard Seamark contacted you in respect of the archaeological implications of development on a parcel of unused scrub land at the above site. He explained that Weston Homes had an option on said land for the duration of the development plan review process (which was to be an LDF at that stage), and therefore we were seeking advice on any cultural heritage pertaining to the site.

I attach your response, dated 27 January 2009, which led us to conclude that it was premature to undertake trial trenching at that early stage, when we had little idea of whether East Herts DC would contemplate the removal of this parcel of land from the Green Belt.

You may be aware that in the context of no East of England Plan and the current obligation for the preparation of a District Plan, together with the need to satisfy current Government guidance on housing land provision involving co-operation with adjoining Councils, East Herts DC has proposed a number of Green Belt releases for both the shorter (2016 - 2021) and longer (2021 - 2031) term. At Bishop's Stortford, one of the sites that was included in the Consultation Draft District Plan this last Spring for the shorter term release and allocation for housing was "BISH 6 - Land at Bishop's Stortford Golf Course". In fact this was a larger area than Richard had indicated to you, because following discussions with East Herts officers, it was decided to seek the release from the GB of the Club's Practice Area also, which immediately adjoins the land previously under consideration, and amounts to 4.2 ha. This would however entail the construction of a road from the Practice Area directly to Dunmow Road, through the Club's current car park area, rather than proposing additional traffic on Manor Links, which is a cul-de-sac. I attach a plan showing the two adjacent areas forming BISH 6, together with the additional area where a new road and changes to the existing car park would be required. The development area amounts to 6.34 ha excluding the access road area, and East Herts have nominally assigned a proposed designation of 150 dwellings, which of course would be subject to planning permission. Weston Homes now has an Option to cover all of Bish 6 together with an as yet unspecified access route through the access road area, which is hatched green on the attached drawing.



The East Herts District Plan Submission Version will be the subject of public consultation at the end of this year, with an Examination in Public in early 2015. In the meantime, Officers are seeking to ensure that relevant supporting material is available to demonstrate that sites are deliverable. In this regard, officers have requested, inter alia, "survey and assessment to a level suitable to provide a basis for initial concept masterplanning." Amongst the anticipated technical areas are archaeology and heritage assets.

In response to this aspect of the request for information, I forwarded your letter noted above to the East Herts officer responsible (Martin Paine), noting as follows:

" Accordingly, it would seem that at this stage a desk-top archaeological report is not going to confirm either way whether any archaeology within the site will impact on the final layout of a scheme, and in fact there is no greater risk on deliverability than in any normal situation where archaeological remains are possible but unknown. In any event, the site is large enough that there would be a degree of flexibility in the layout to accommodate an open space area to protect remains if necessary, without diminishing the BISH 6 development potential.

On this basis, I would contend that the attached letter is sufficient for the purposes required to support the case that BISH 6 is not constrained from delivery of housing due to archaeology".

The relevant point to note is that we are not currently preparing a detailed planning application, but rather

seeking to demonstrate that there is no fundamental constraint to delivery of housing on the site, where the scale of the site allows a fair degree of flexibility of layout and ultimate numbers of dwellings according to actual site considerations; (there will be open spaces required for example). Accordingly we are proposing that there is no need for a desk top study or trial trenching to take place at this stage in order for the site to be designated for housing. On that level of assessment, would it be fair to say that the site is subject to the common archaeological constraint that there could be as yet unknown remains within it which will need to be assessed by trial trenching once a provisional layout (described by East Herts as 'concept masterplanning') has been drawn up, but prior to submission of a detailed planning application ?

In response to passing your letter to Martin Payne, with the above comment, he has responded that he agrees

that "it would seem that there is no need for a more detailed assessment as part of the District Plan process,

although of course you may need to undertake further work in support of any future planning application." Martin also suggested that I contact you now in case any new evidence in the vicinity has come to light since 2009, and I would add, in view of the more extensive site area, albeit that this is also grassland rather than under agricultural use, and thus of the same character as influenced your view in 2009.



Thus without wishing to commission a site-specific study at this point, could I ask for your confirmation that

your advice remains as per your 2009 letter notwithstanding the passage of time and the larger site area that is under consideration for designation for housing. If you could see your way to responding within the next week or so, I would be most grateful, as East Herts has requested that we submit any required further information by the end of July.

many thanks,

Regards,



**Peter A Luder BA (Hons) MUP MRTPI**

**Head of Planning Weston Homes Plc**

DDI: 01279 873390

Mobile: 07717 300117

Fax:

01279 873378

E-mail: [peter.luder@weston-homes.com](mailto:peter.luder@weston-homes.com)



[www.weston-homes.com](http://www.weston-homes.com)

**Weston Group Plc**

Takeley, Essex, CM22 6PU.

The Weston Group Business Centre, Parsonage Road,



**Appendix 5      Historic OS Map extracts**



Essex

Published 1898

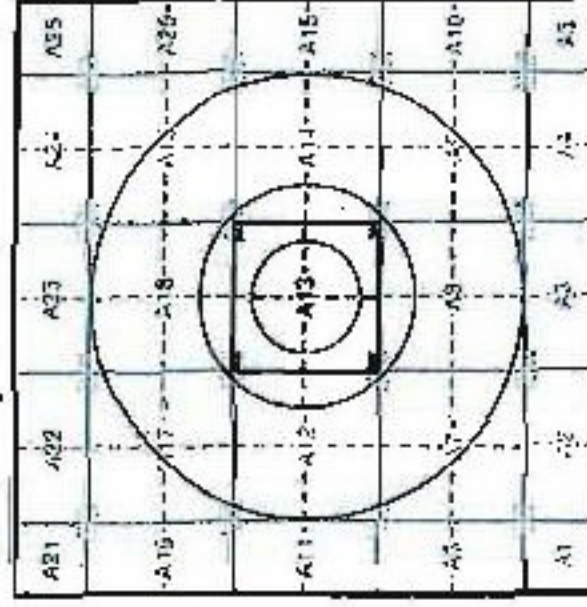
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published data from these maps is often some years later than the surveyed data. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in adjoining areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unaltered - with all railway camps and other strategic sites removed. These maps were initially overlaid with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

OSNAME	1898
SCALE	1:10,560
OSNAME	1898
SCALE	1:10,560

Historical Map - Slice A

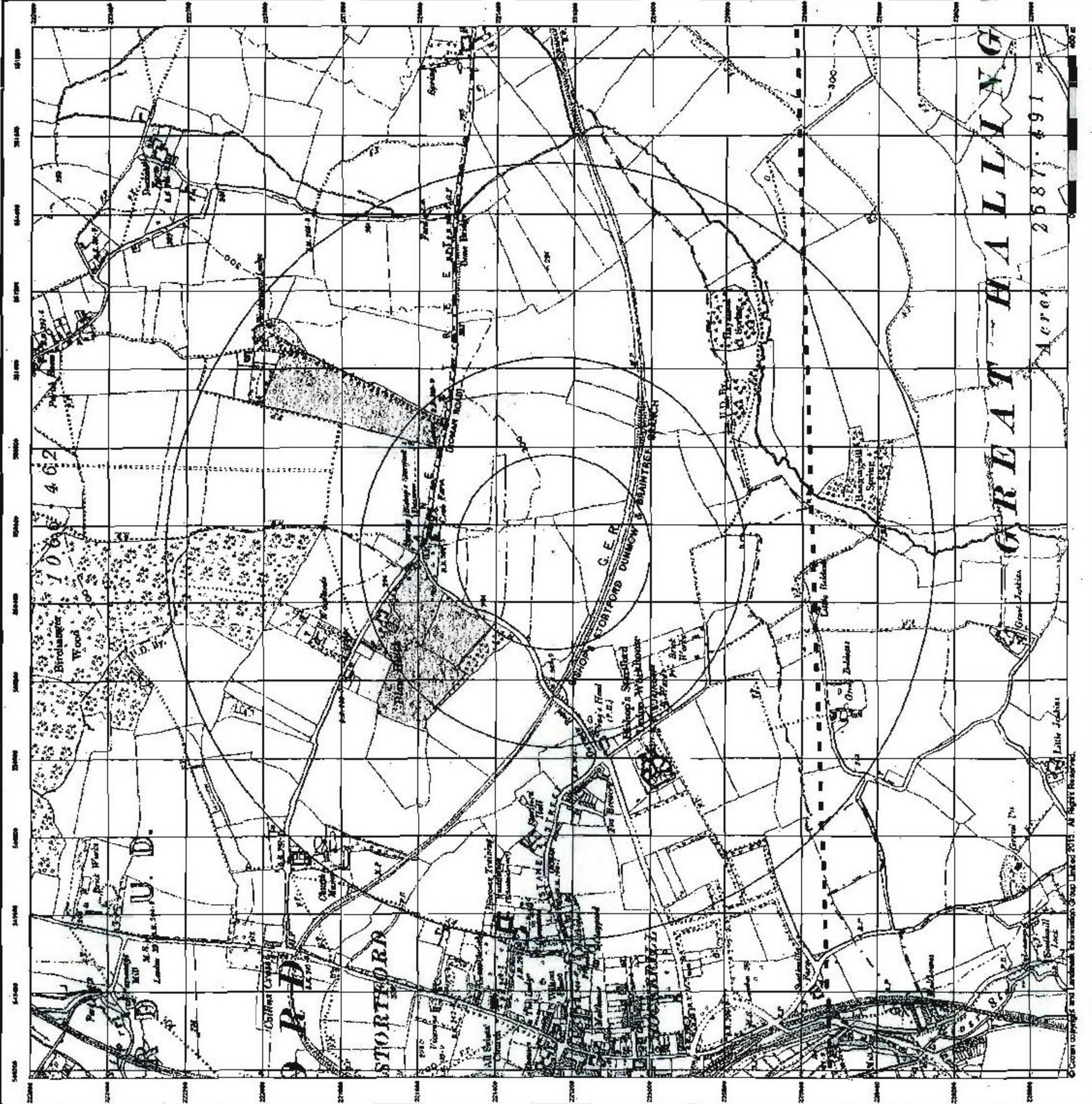


Order Details

Order Number: 58577173\_1\_1  
 Customer Ref: COM1-BISH-023  
 National Grid Reference: 550530, 221250  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

Site Details

Bishops Stortford Golf Club, Duvernay Road, BISHOPS STORTFORD, Hertfordshire, CM23 9HP



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Essex

Published 1923

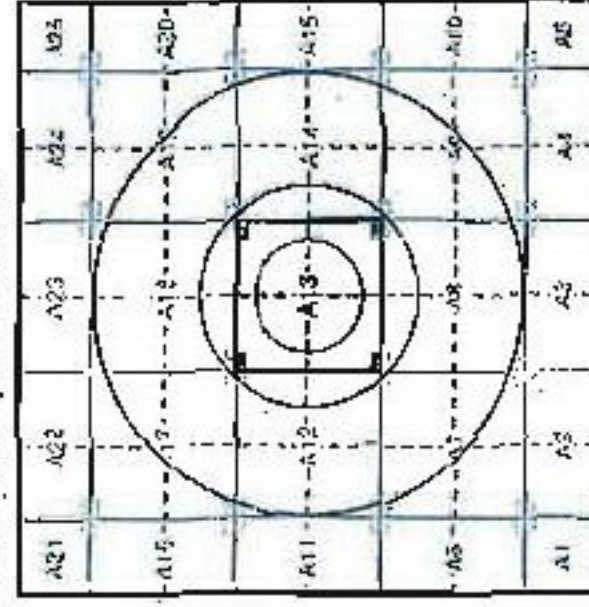
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:25,000 scale was adopted for mapping urban areas. These maps were used to update the 1:10,560 maps. The published data given therefore is often some years later than the surveyed data. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in adjoining areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all railway canals and other strategic lines removed. These maps were initially interpreted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

002NW 1923 1:10,560	002NE 1923 1:10,560
002SW 1923 1:10,560	002SE 1923 1:10,560

Historical Map - Slice A

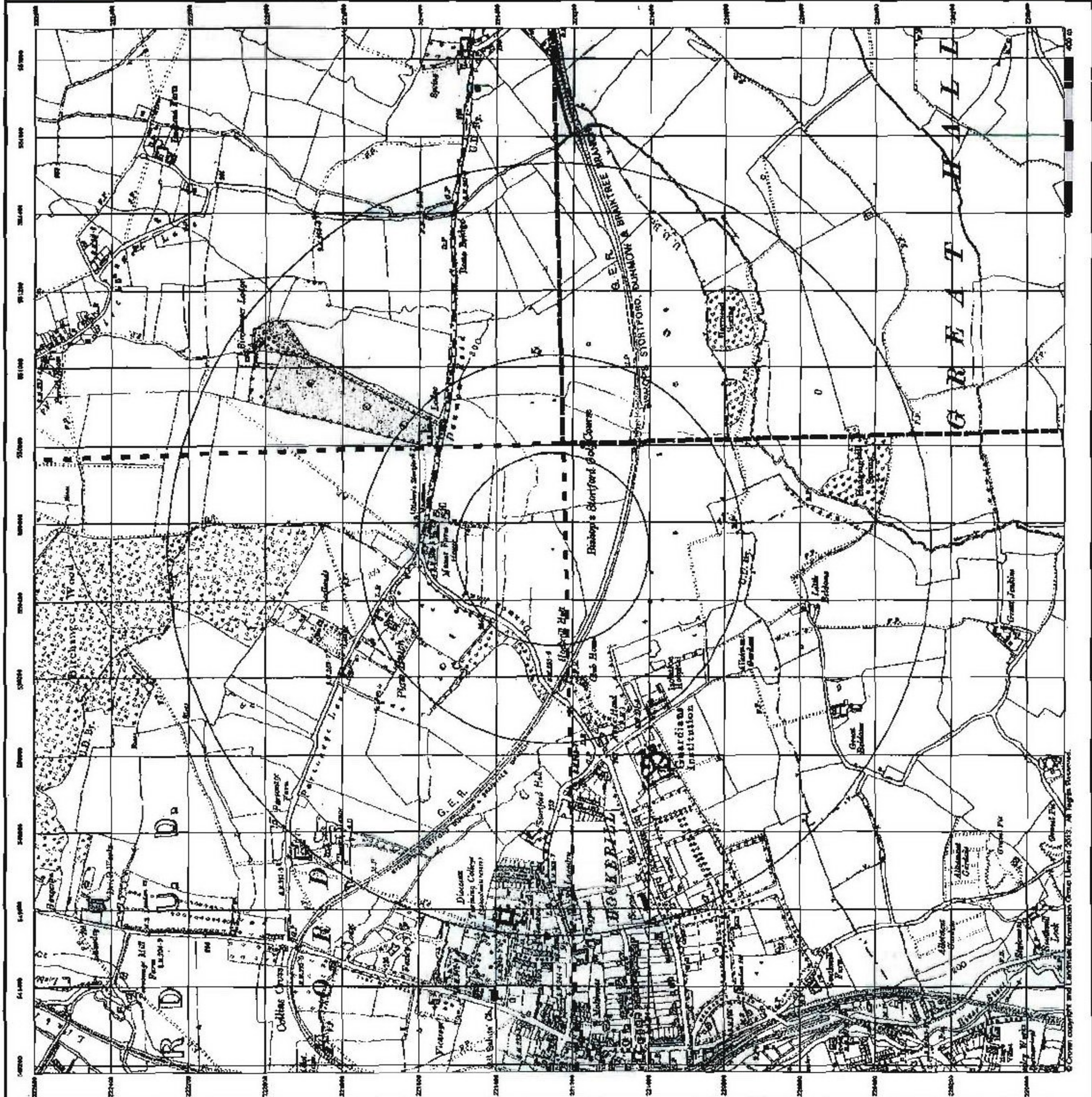


Order Details

Order Number 5857173.1.1  
 Customer Ref: CON1-BISH-023  
 National Grid Reference: 550530, 221250  
 Slice: A  
 Site Area (Ha) 0.01  
 Search Buffer (m): 1000

Site Details

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Essex

Published 1938 - 1951

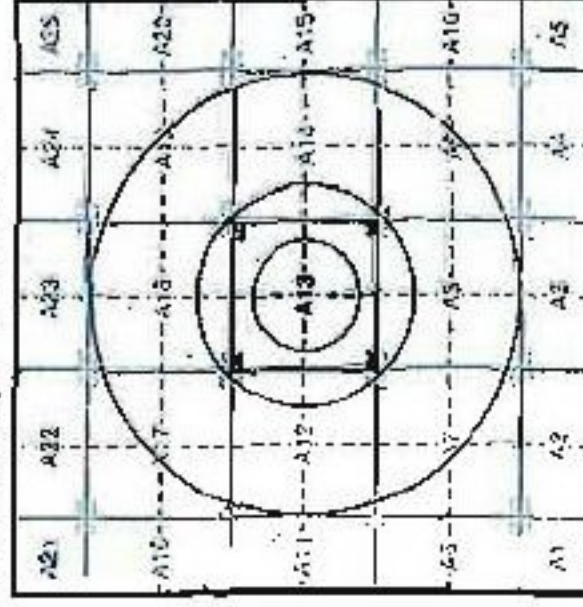
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published data given therefore is often more years late than the surveyed data. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which applied the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overlaid with the National Grid in 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

032NW 1938 1:10,560	032NE 1950 1:10,560
032SW 1938 1:10,560	032SE 1951 1:10,560

Historical Map - Slice A

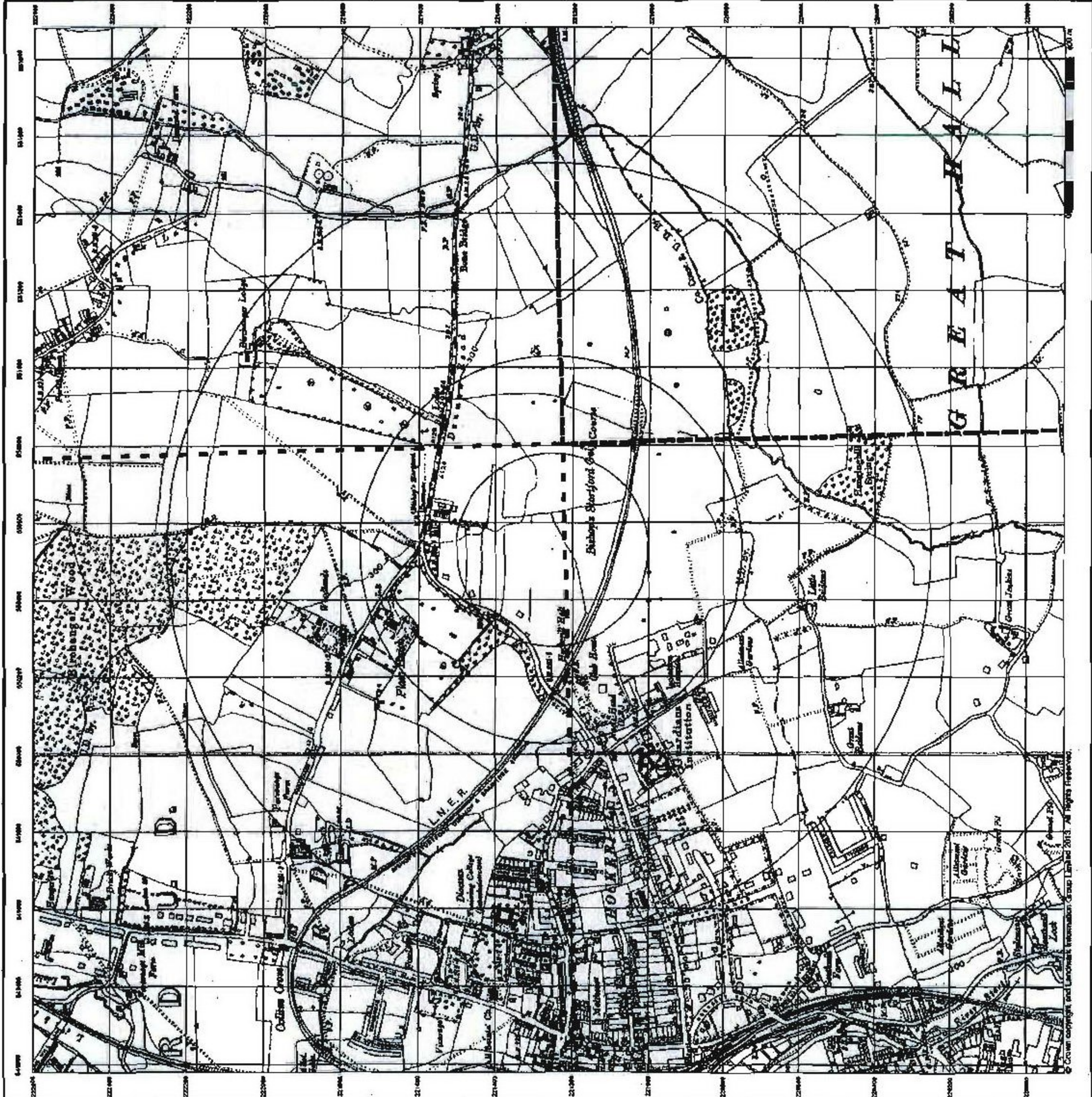


Order Details

Order Number: 5857173.1.1  
 Customer Ref: COM1-BISH-023  
 National Grid Reference: 550530, 221250  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

Site Details

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**Ordnance Survey Plan  
Published 1960**

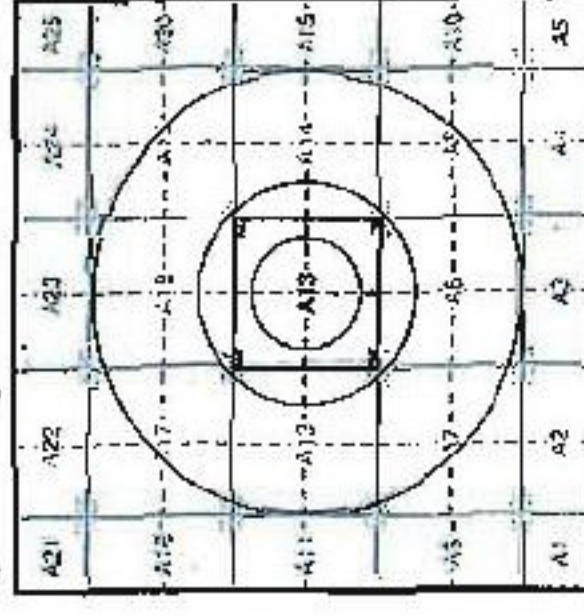
**Source map scale - 1:10,000**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1940's. In 1954 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,000 maps. The published data given therefore is often some years later than the surveyed data. Before 1958, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of sources. The maps appear unaltered - with all military camps and other strategic areas removed. These maps were initially overlaid with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**

TL40SE	1960	1:10,000
TL40SW	1960	1:10,000
TL41NE	1960	1:10,000
TL41NW	1960	1:10,000

**Historical Map - Slice A**

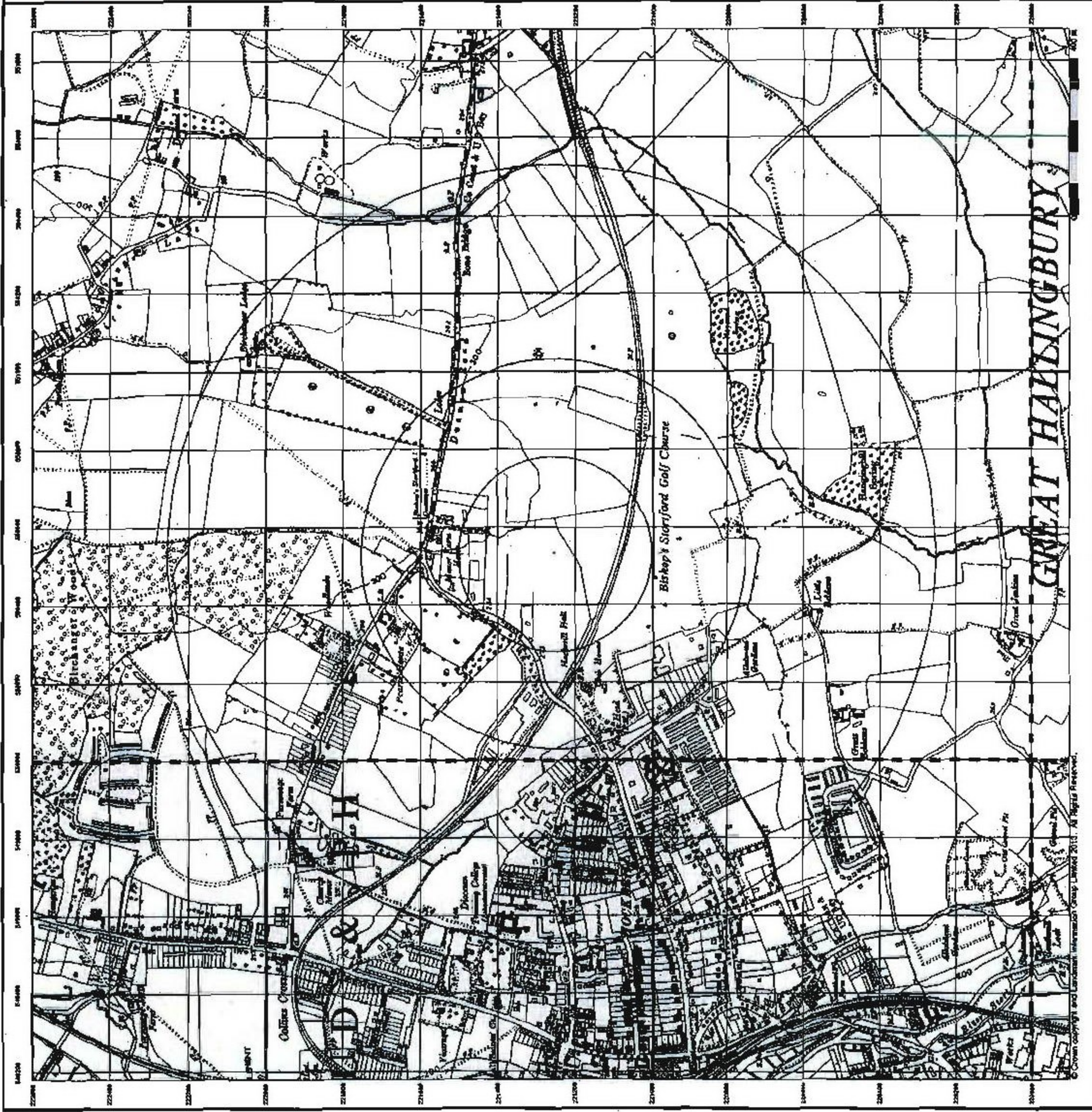


**Order Details**

Order Number: 58577173\_1\_1  
 Customer Ref: CON1-BISH-023  
 National Grid Reference: 550530, 221250  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

**Site Details**

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**Ordnance Survey Plan  
Published 1982 - 1983**

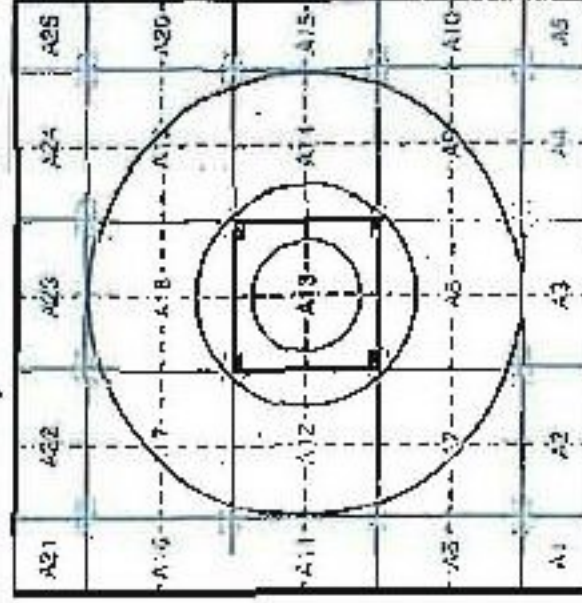
**Source map scale - 1:10,000**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1940's. In 1954 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,000 maps. The published data given therefore is often some years later than the surveyed data. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of sources. The maps appear unaltered - with all railway lines and other strategic maps removed. These maps were initially orientated with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**

TLQSE	1982	1:10,000
TLQSW	1982	1:10,000
TLQSE	1982	1:10,000
TLQSW	1982	1:10,000

**Historical Map - Slice A**

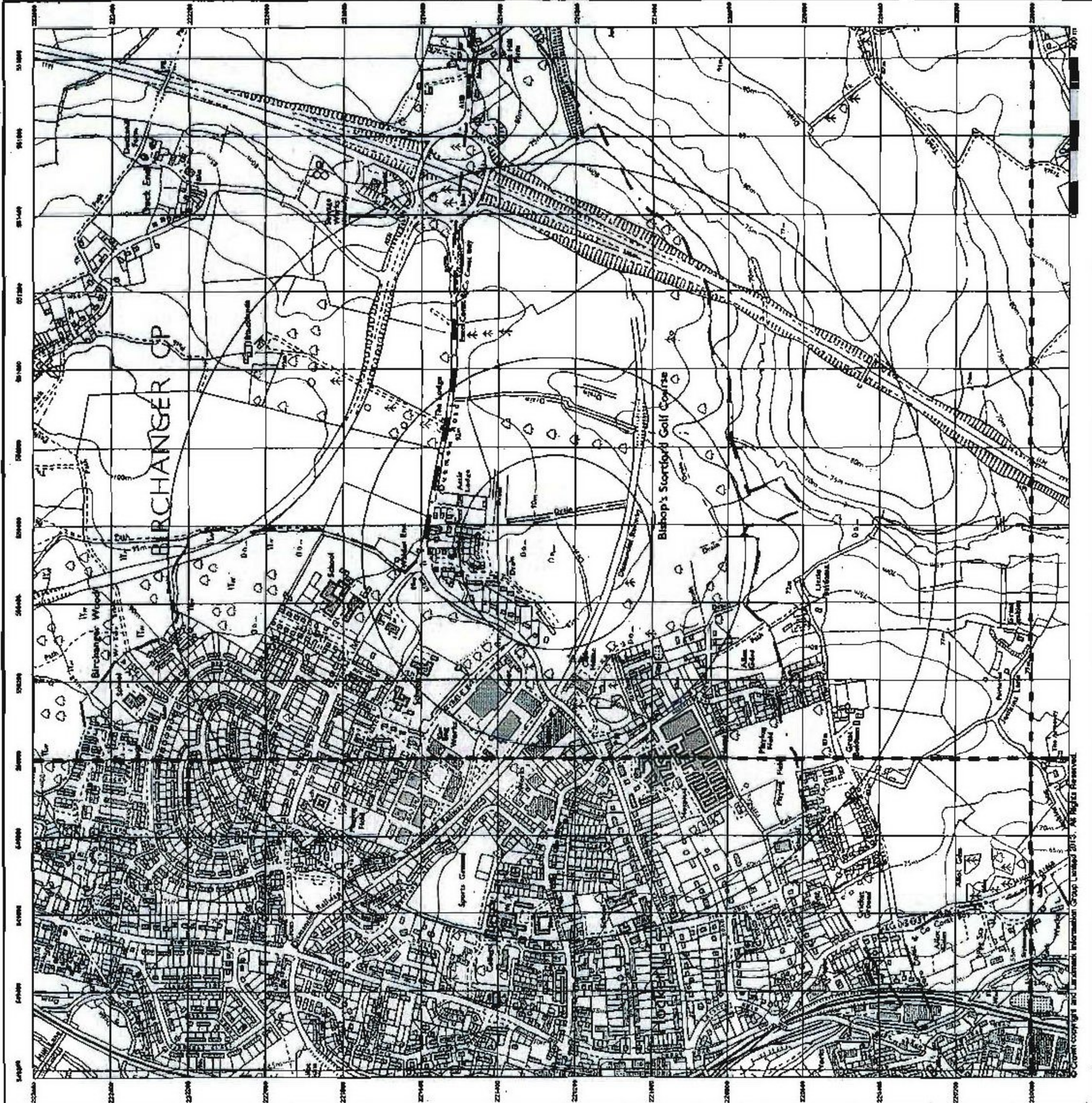


**Order Details**

Order Number: 58577173 1 1  
 Customer Ref: CON1-BISH-023  
 National Grid Reference: 550530, 221250  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

**Site Details**

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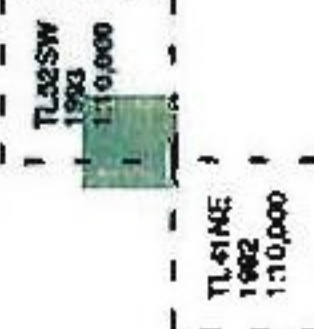
### Ordnance Survey Plan

Published 1992 - 1993

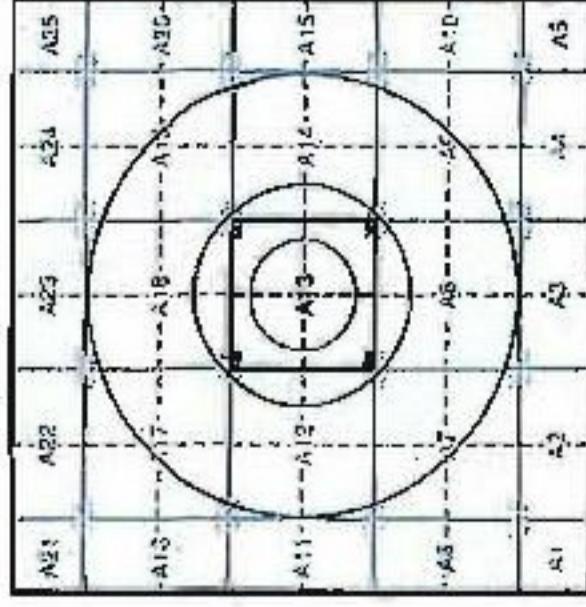
Source map scale - 1:10,000

The historical maps shown were reproduced from maps preconstantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,000 maps. The published data given therefore is often some years later than the surveyed date. Before 1838, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1840's, a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of sources. The release approach established - with all military camps and other strategic sites removed. These maps were initially overlaid with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



### Historical Map - Slice A

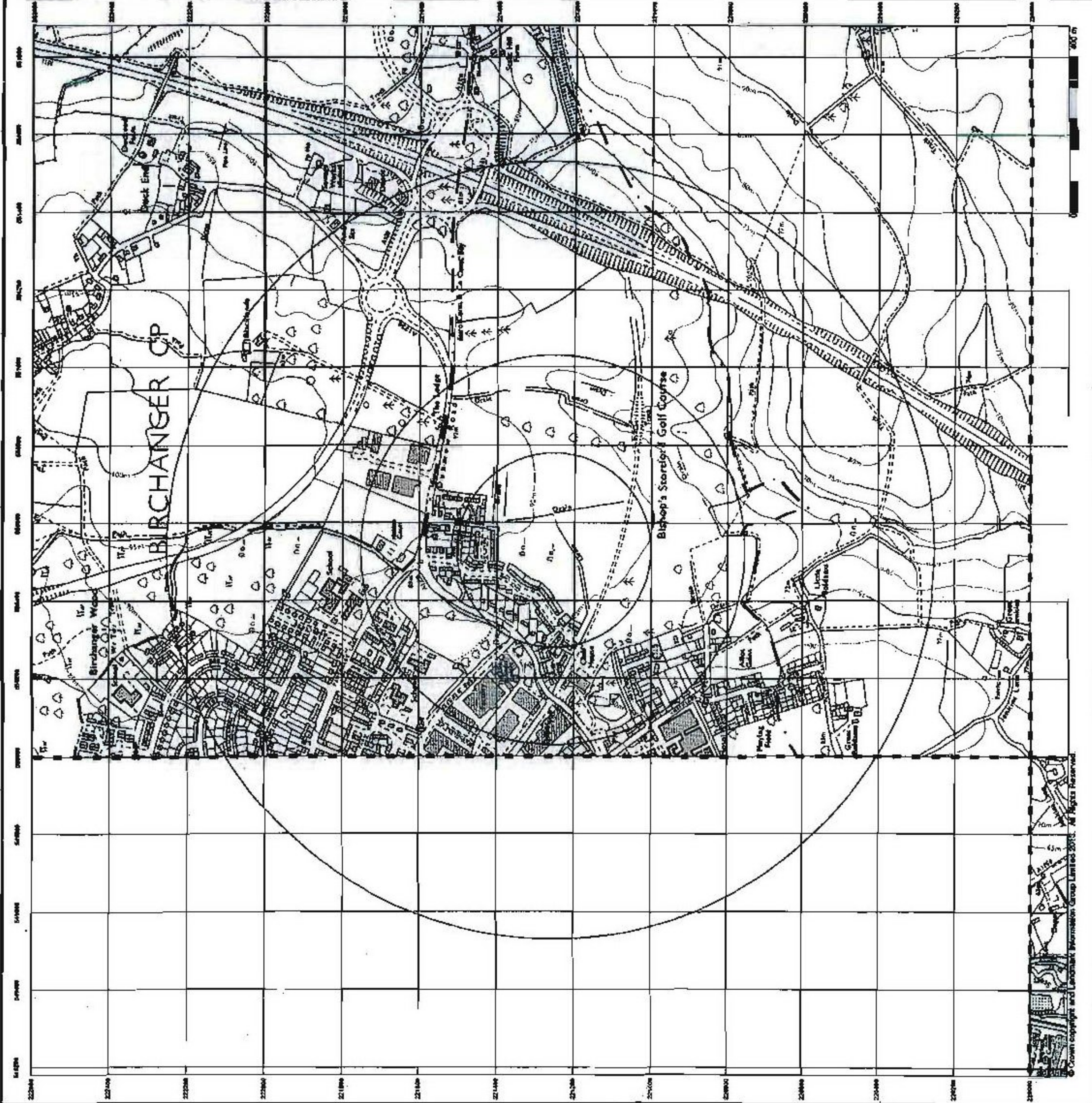


### Order Details

Order Number: 58577173 1 1  
 Customer Ref: CON1-BISH-023  
 National Grid Reference: 550530, 221250  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

### Site Details

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**VectorMap Local  
Published 2014**

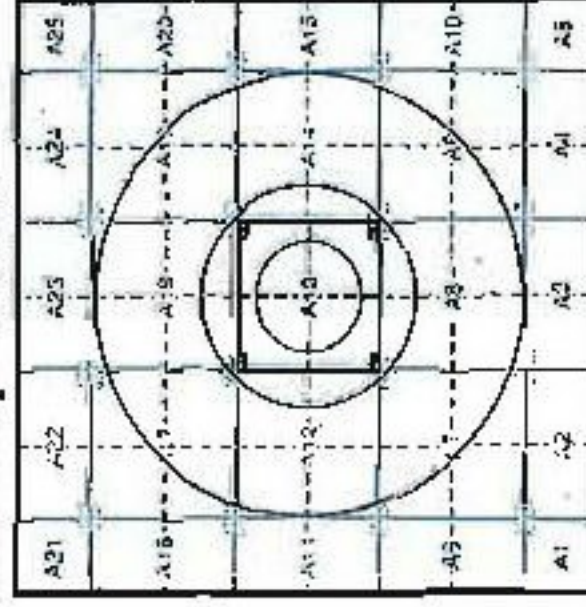
**Source map scale - 1:10,000**

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'background' mapping product. These maps are produced from OS's VectorMap Local, a single vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain. It has been designed for computer graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10,000 scale (mountain, moorland and river catchment areas).

**Map Name(s) and Date(s)**

TLGSE	TLGSEW
2014	2014
Variable	Variable
TLAINE	TLAINW
2014	2014
Variable	Variable

**Historical Map - Slice A**

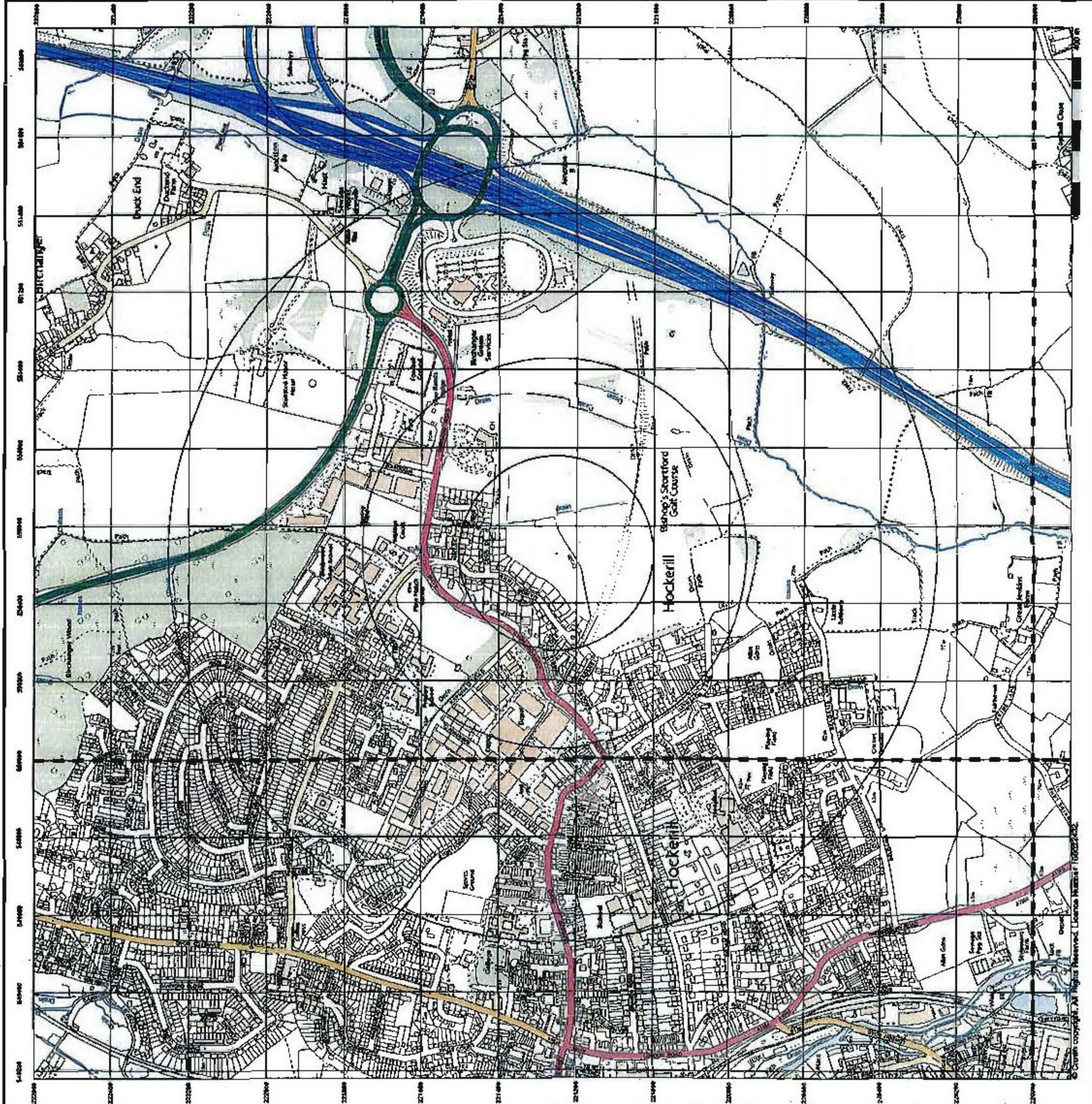


**Order Details**

Order Number: 58577173\_1\_1  
 Customer Ref: CON1-BISH-023  
 National Grid Reference: 550530, 221250  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

**Site Details**

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Hertfordshire

Published 1879 - 1891

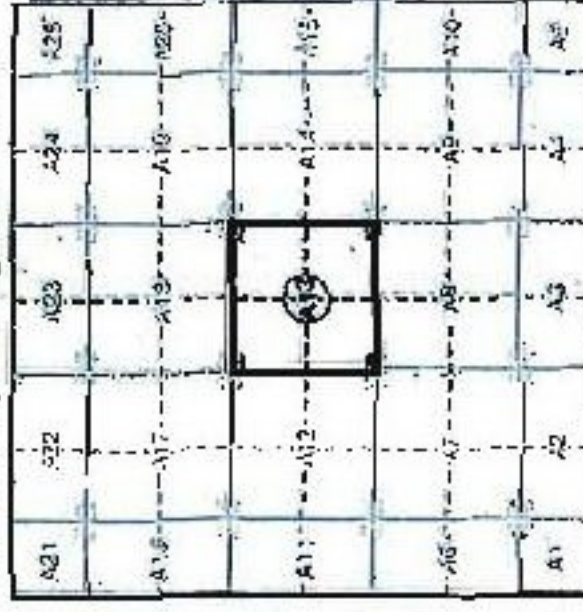
Source map scale - 1:2,500

The historical maps shown were reproduced from maps promulgated, held at the scale adopted for England, Wales and Scotland in the 1840's, in 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1886 it covered the whole of what was considered to be the cultivated parts of Great Britain. The published data given below is often some years later than the surveyed date. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in county areas.

Map Name(s) and Date(s)

OS 04 1879 1:2,500	OS 07 1879 1:2,500
OS 10 1881 1:2,500	OS 11 1882 1:2,500

Historical Map - Segment A13



Order Details

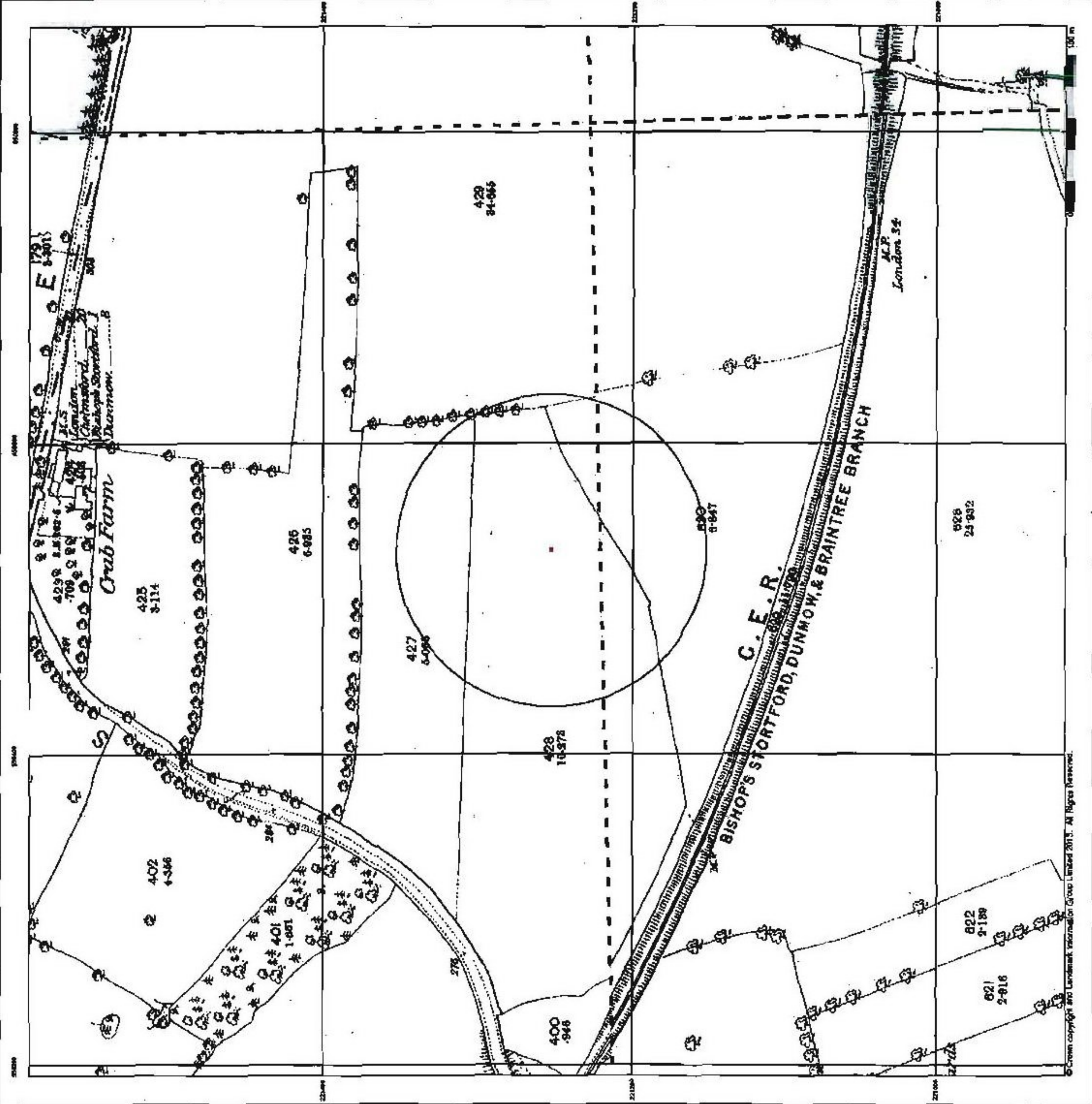
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 Customer Ref: CON1-BISH-F023  
 National Grid Reference: 550530, 221250  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

Site Details

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 Fax: 0844 841 8881  
 Web: www.landmark.co.uk





Hertfordshire

Published 1898

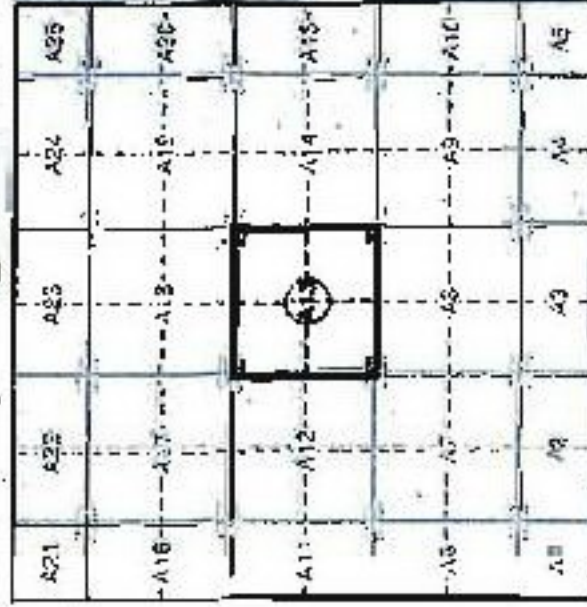
Source map scale - 1:2,500

The historical maps shown were reproduced from maps professionally held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1886 it covered the whole of what was considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Since 1833, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

021_00	021_07
12,000	12,000
021_10	021_11
12,000	12,000

Historical Map - Segment A.13

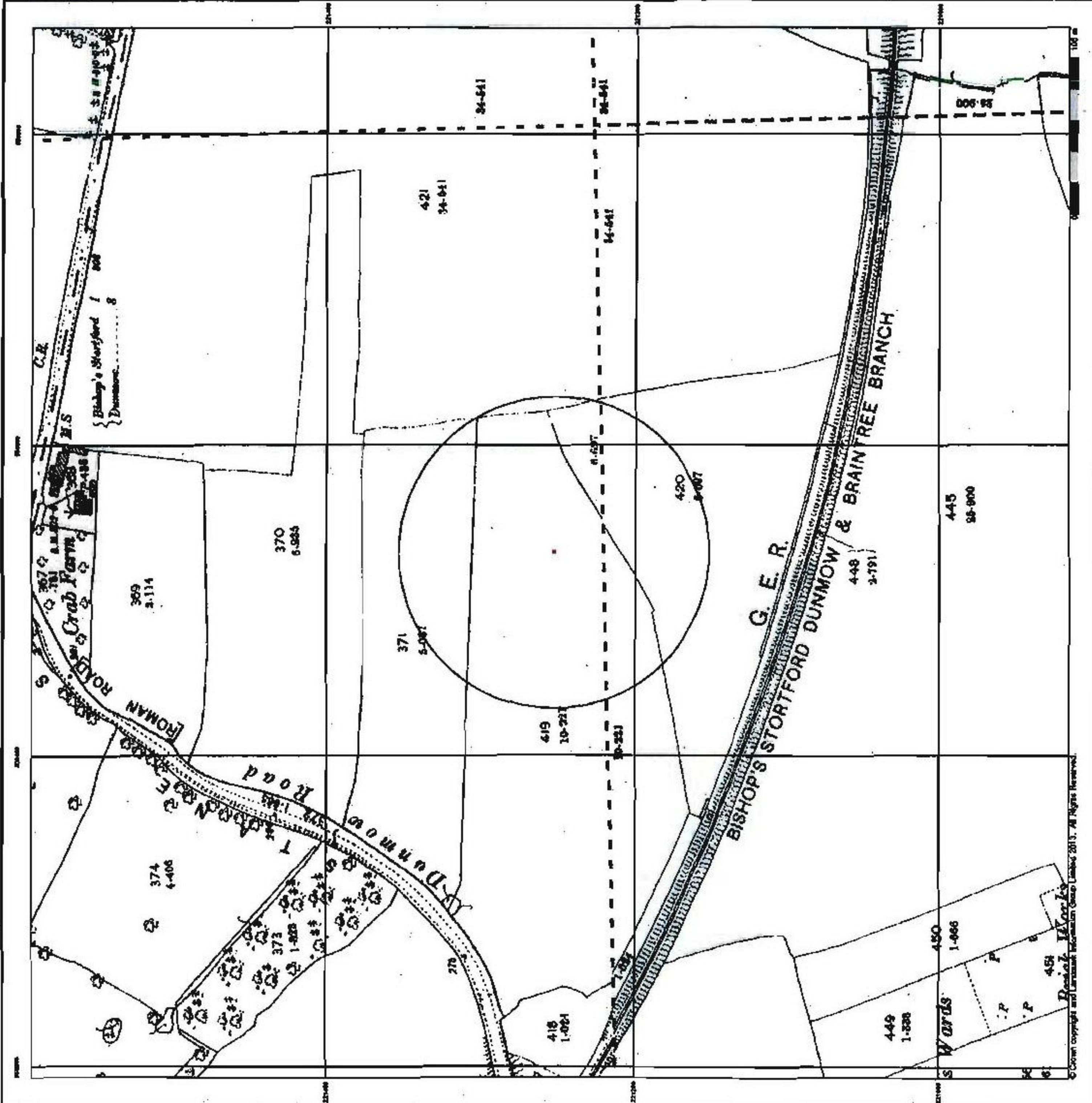


Order Details

Order Number: 58577173.1.1  
 Customer Ref: CON1-BISH-023  
 National Grid Reference: 550530, 221250  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

Site Details

Bishops Stortford Golf Club, Dunmow Road, BISHOPS STORTFORD, Hertfordshire, CM23 5HP



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Essex

Published 1921

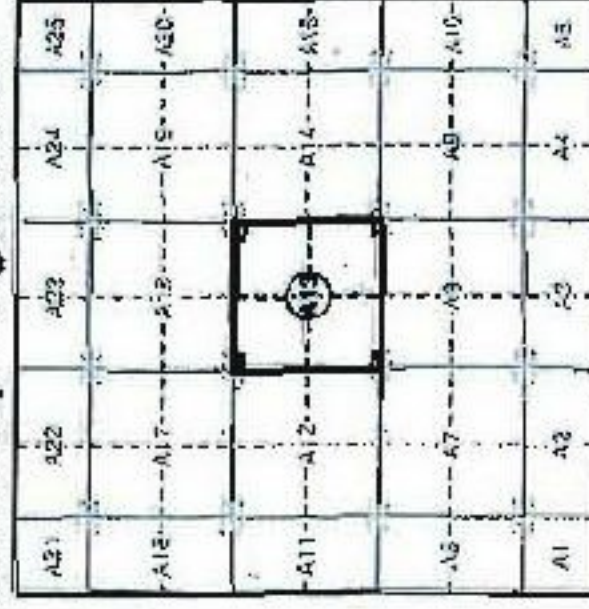
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1890 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published data given below is often about 20 years later than the surveyed data. Before 1939, all OS maps were based on the Cassini projection, with inherent errors of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

OS 25	OS 25	OS 25
12,800	12,800	12,800
OS 10	OS 11	
12,800	12,800	

Historical Map - Segment A13



Order Details

Order Number: 58577173 1.1  
 Customer Ref: CON1-BISH-023  
 National Grid Reference: 550530, 221250

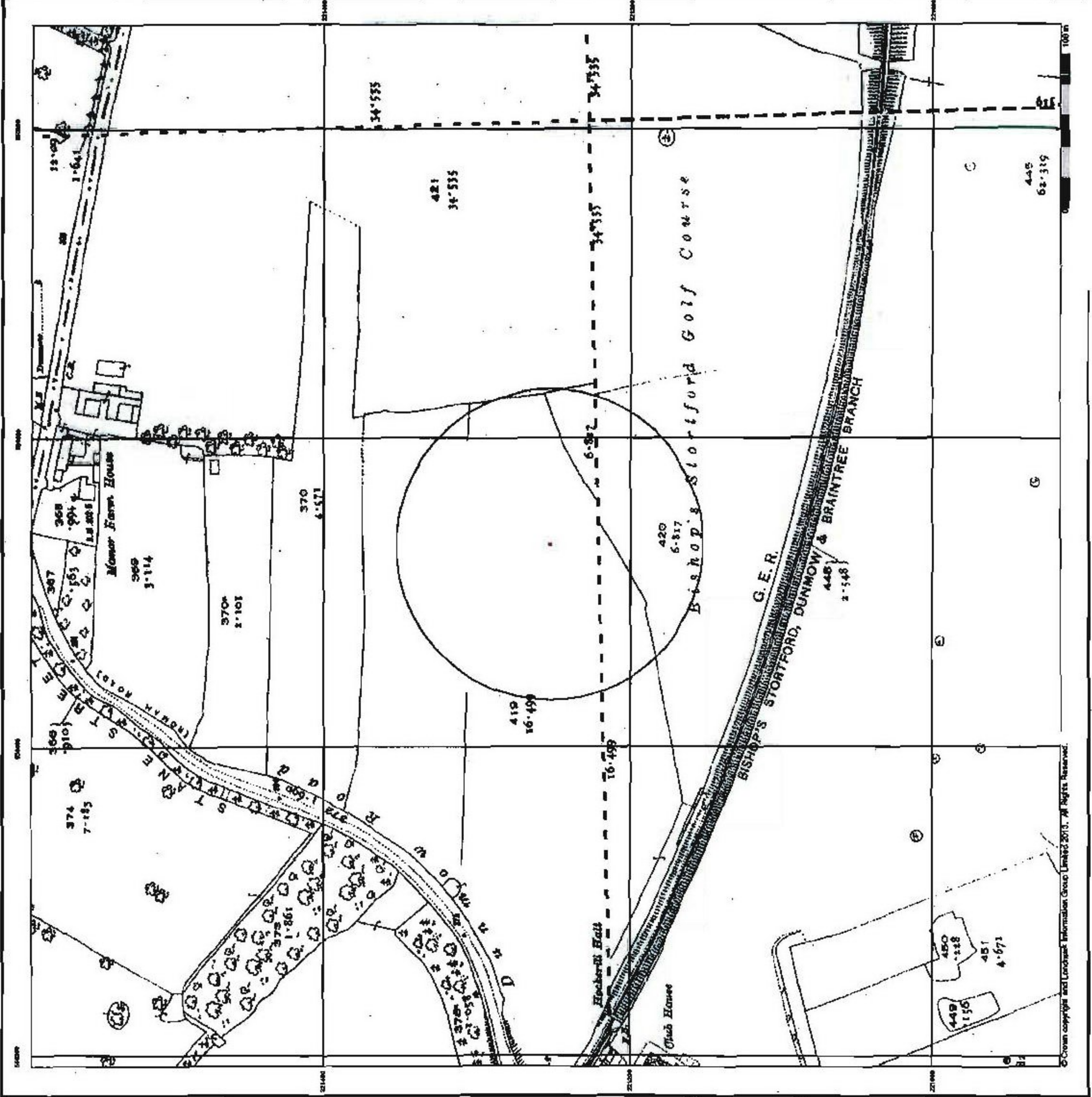
Site Area (Ha): 0.01  
 Search Buffer (m): 100

Site Details

Bishops Stortford Golf Club, Durnow Road, BISHOPS STORTFORD, Hertfordshire, CM23 5HP



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 Fax: 0844 844 8881  
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**Essex**

**Published 1939**

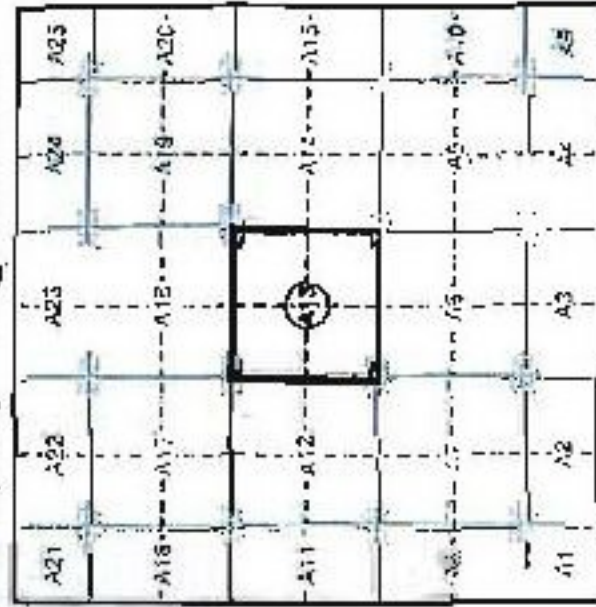
**Source map scale - 1:2,500**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1940's. In 1954 the 1:2,500 scale was adopted for mapping urban areas and by 1999 it covered the whole of what was considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the survey date. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

**Map Name(s) and Date(s)**

OS 25	1898	1:2,500
OS 25	1939	1:2,500

**Historical Map - Segment A13**



**Order Details**

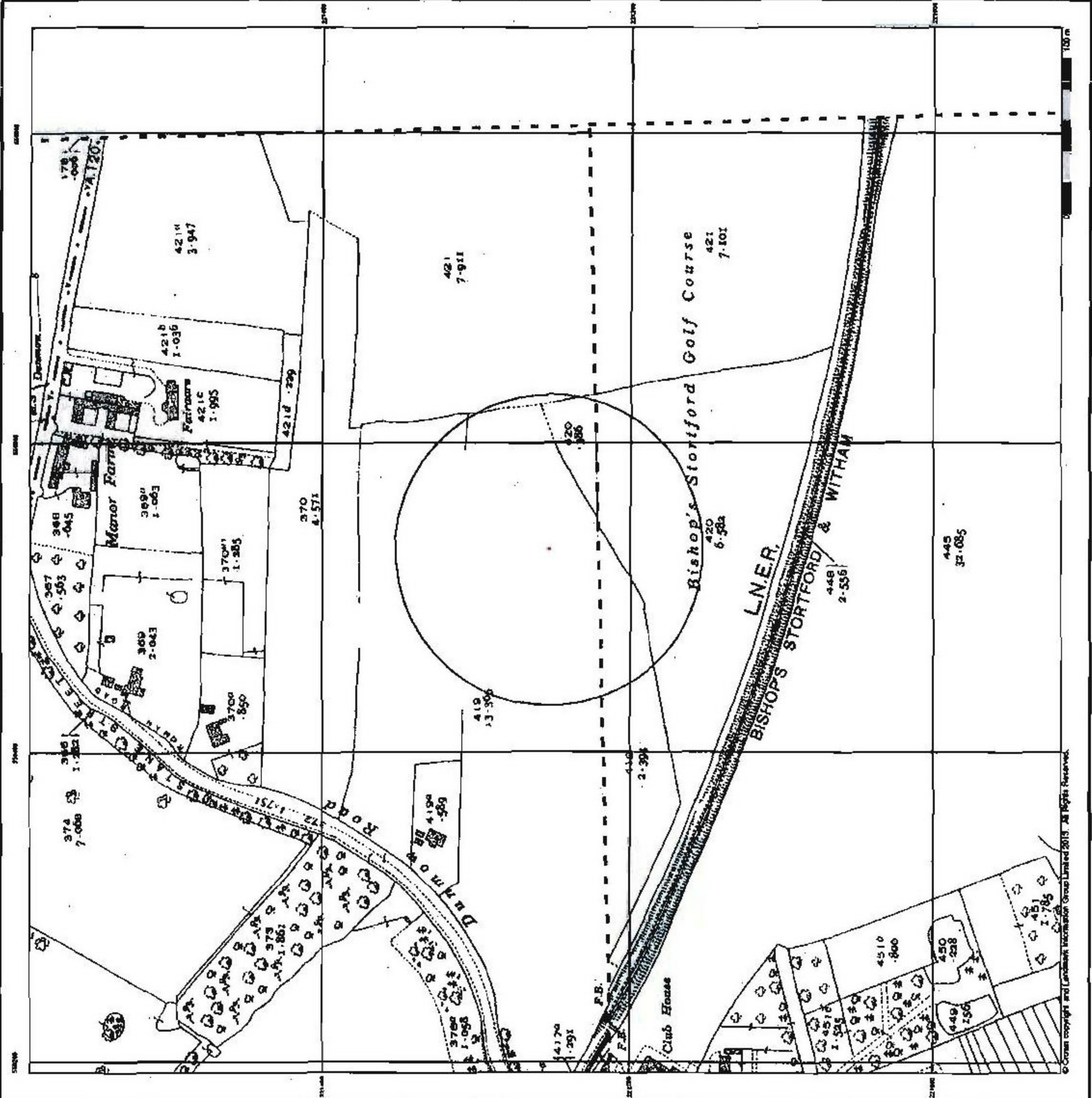
Order Number: 58577173\_1\_1  
 Customer Ref: CON1-BISH-023  
 National Grid Reference: 560530, 221250  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

**Site Details**

Bishops Stortford Golf Club, Dunmow Road, BISHOPS STORTFORD, Hertfordshire, CM23 5HP



Landmark Information Group Service v47.0 22-Jul-2014 Page 7 of 18  
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## Ordinance Survey Plan

Published 1967 - 1968

Source map scale - 1:1,250

The historical maps shown were reproduced from maps previously held at the scale adopted for England, Wales and Scotland in the 1940's. In 1954 the 1:2,500 scale was adopted for mapping urban areas and by 1955 it covered the whole of what was considered to be the colliery basins of Great Britain. The published data given below is often some years later than the surveyed data. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

LD2215111, 1,250	1967	1
LD2215111, 1,250	1967	1
LD2215111, 1,250	1967	1
LD2215111, 1,250	1967	1
LD2215111, 1,250	1967	1
LD2215111, 1,250	1967	1
LD2215111, 1,250	1967	1
LD2215111, 1,250	1967	1
LD2215111, 1,250	1967	1
LD2215111, 1,250	1967	1

### Historical Map - Segment A13

A21	A22	A23	A24	A25
A16	A17	A18	A19	A20
A11	A12	A13	A14	A15
A6	A7	A8	A9	A10
A1	A2	A3	A4	A5



### Order Details

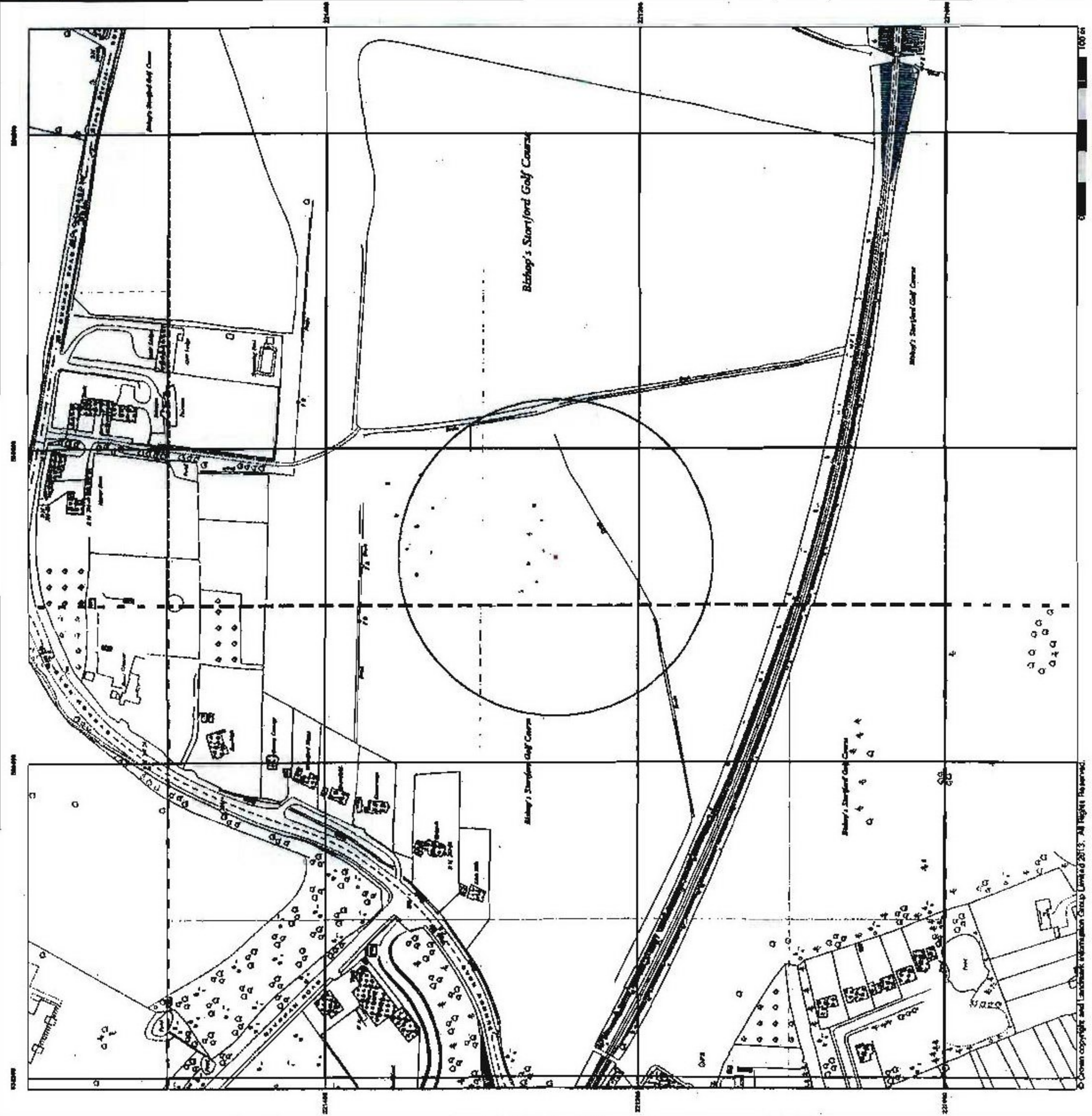
Order Number: 5857173\_1\_1  
 Customer Ref: CON1-BISH-023  
 National Grid Reference: 550530, 221250  
 Slices: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

### Site Details

Bishops Stortford Golf Club, Dunmow Road, BISHOPS STORTFORD, Hertfordshire, CM23 9HP



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 Fax: 0844 344 9851  
 Web: www.envirocheck.co.uk





### Additional SIMs

Published 1967 - 1988

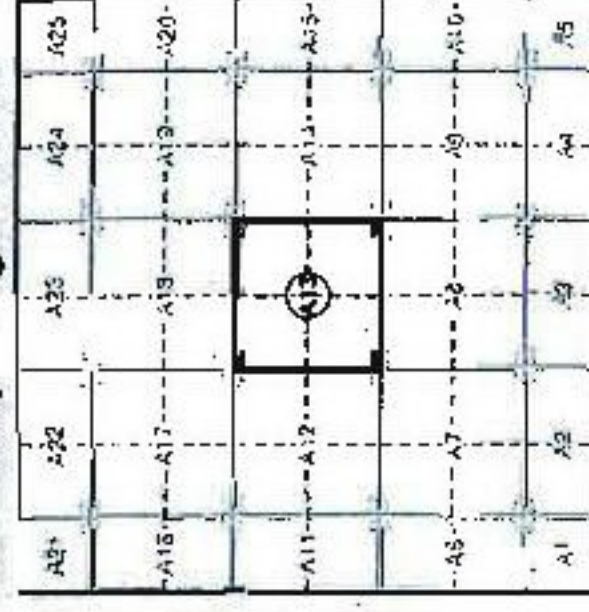
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, more editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)

OS 1:2,500	1967
OS 1:1,250	1977
OS 1:1,250	1978
OS 1:1,250	1987
OS 1:1,250	1988

### Historical Map - Segment A13

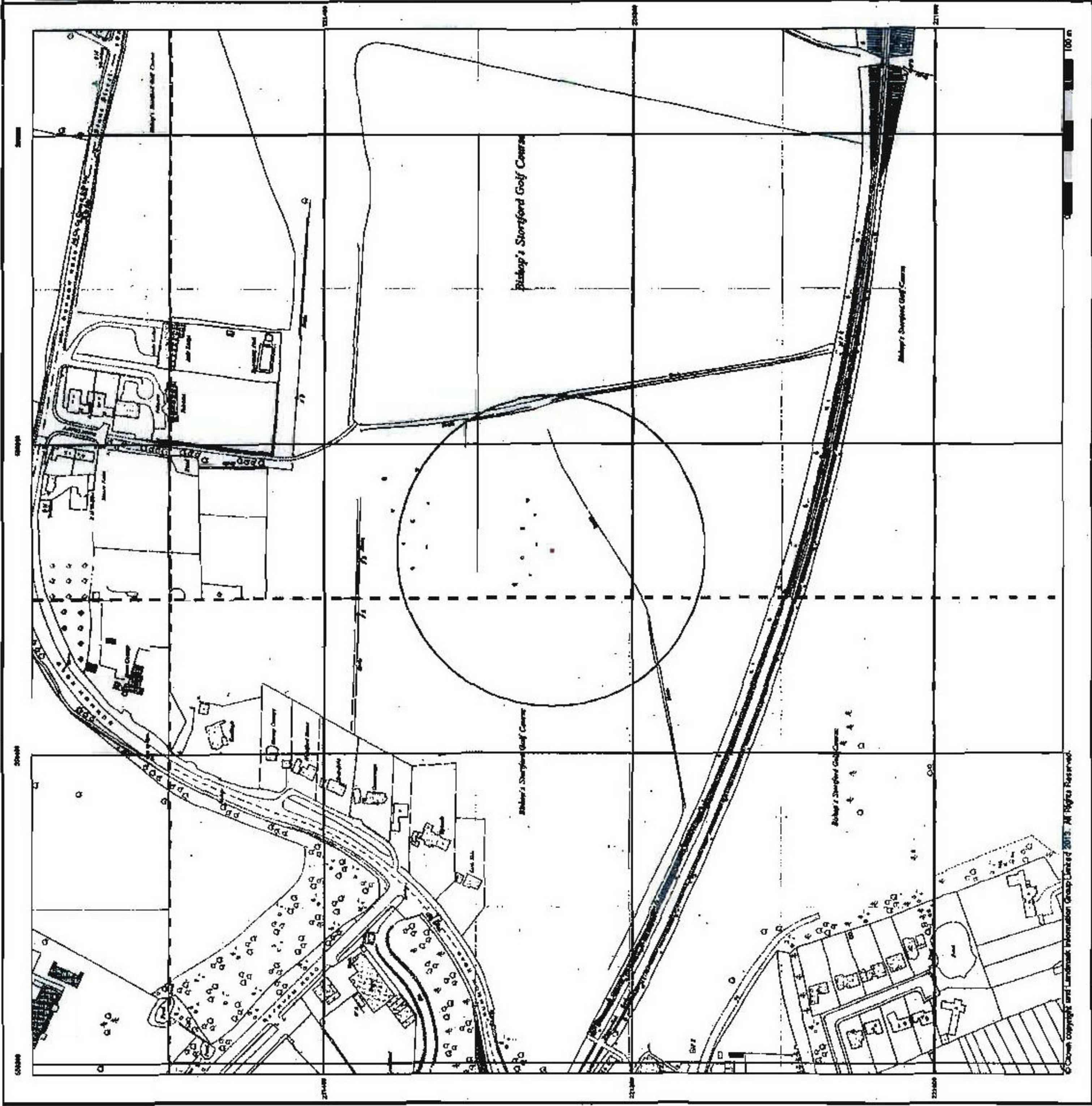


### Order Details

Order Number: 58577173\_1\_1  
 Customer Ref: CON1-BISH-023  
 National Grid Reference: 550630, 221250  
 SIMs: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

### Site Details

Bishops Stortford Golf Club, Dunmow Road, BISHOPS STORTFORD, Hertfordshire, CM23 5HP





### Additional SIMs

Published 1984 - 1988

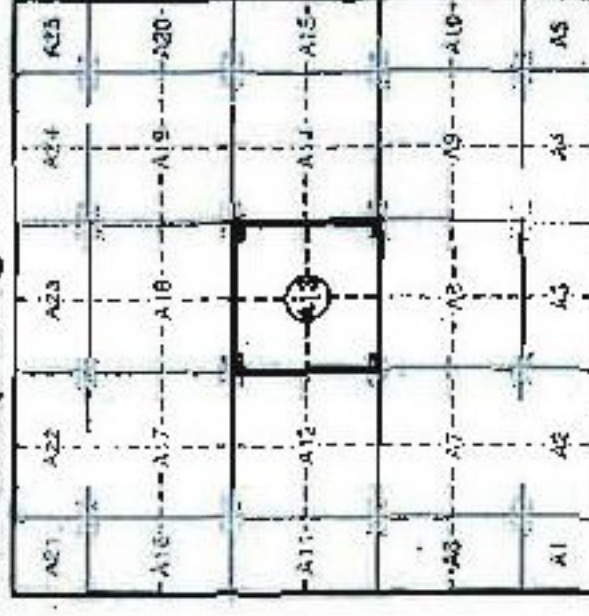
Source map scale - 1:1,250

The SIMs (Ordnance Survey's Survey of Information on Microfilm) are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)

TL302117W	1984	1:1,250
TL302117E	1987	1:1,250
TL302117W	1984	1:1,250
TL302117E	1987	1:1,250

### Historical Map - Segment A13

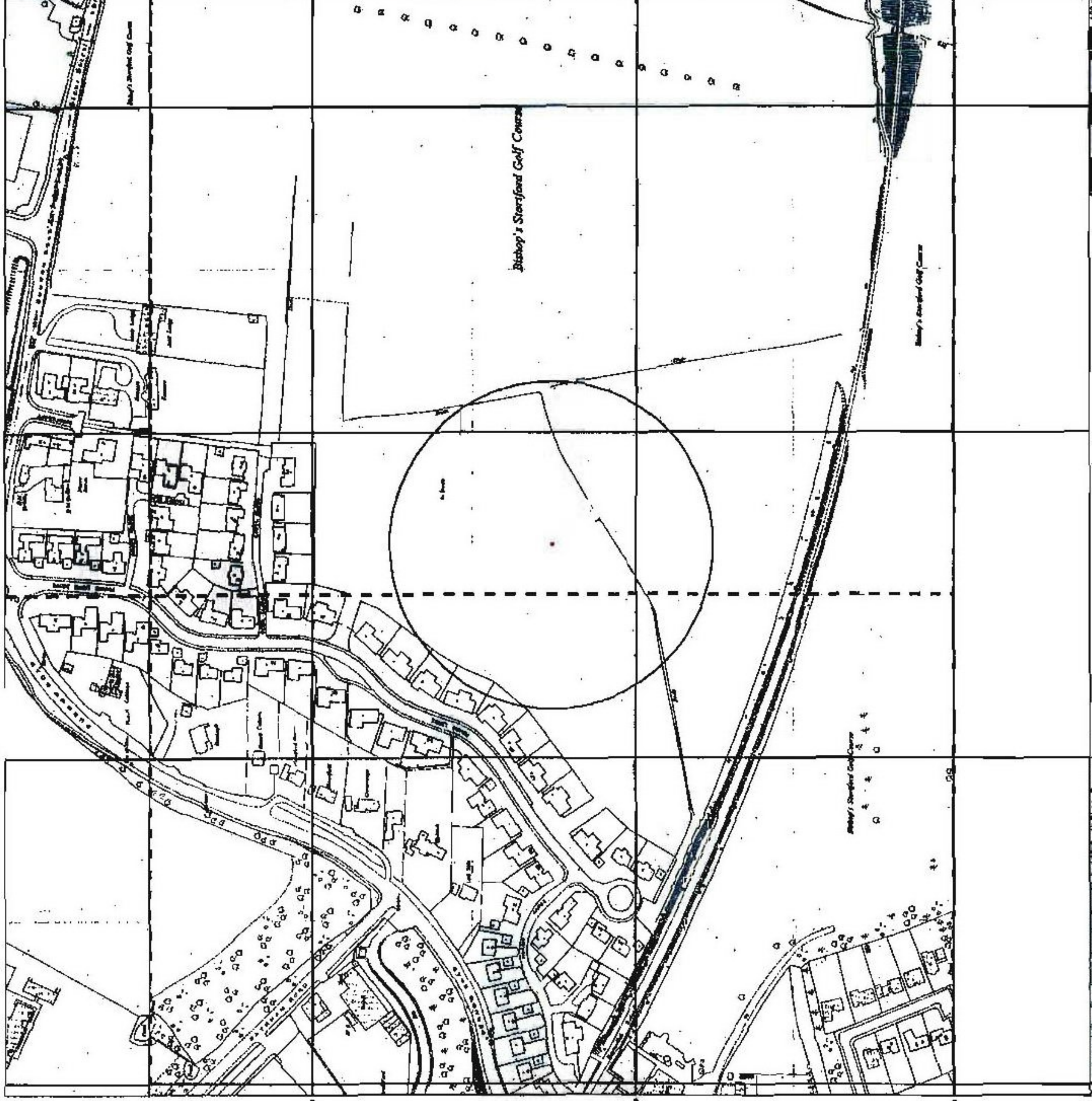


### Order Details

Order Number: 58577173\_1\_1  
 Customer Ref: CON1-BISH-023  
 National Grid Reference: 560630, 221250  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

### Site Details

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# Large-Scale National Grid Data Published 1993

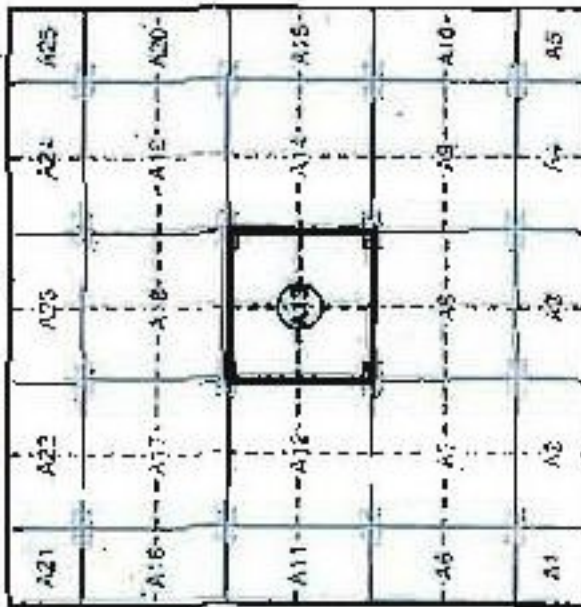
Source map scale - 1:1,250

Large Scale National Grid Data superseded SSI cards (Ordnance Survey's Survey of Information on Mosaics) in 1992, and continues to be produced until 1999. These maps were the forerunners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)

KS021173 1.1	1993	1:1,250
CON1-BISH-023	1993	1:1,250
KS021173 1.1	1993	1:1,250
CON1-BISH-023	1993	1:1,250

### Historical Map - Segment A13



### Order Details

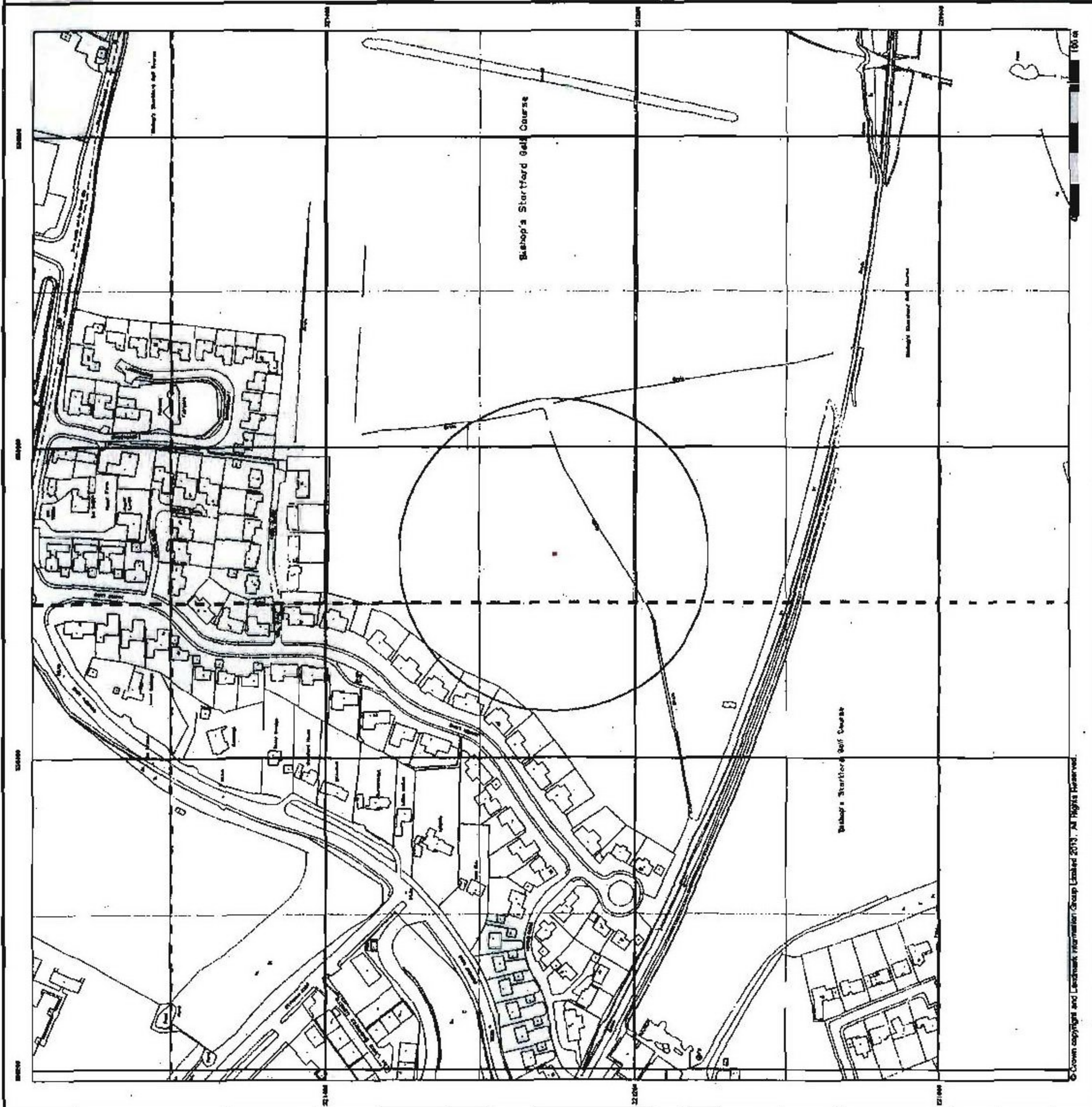
Order Number: 5857173 1.1  
 Customer Ref: CON1-BISH-023  
 National Grid Reference: 590530, 221250  
 Sites: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

### Site Details

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 STORTFORD, Hertfordshire, CM23 5HP



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 Fax: 0844 241 9851  
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**Appendix 6      East Herts Green Belt Review Parts 2 – 6,      December 2013,  
Figure 5.5**





ESSENTIAL REFERENCE PAPER 'B'

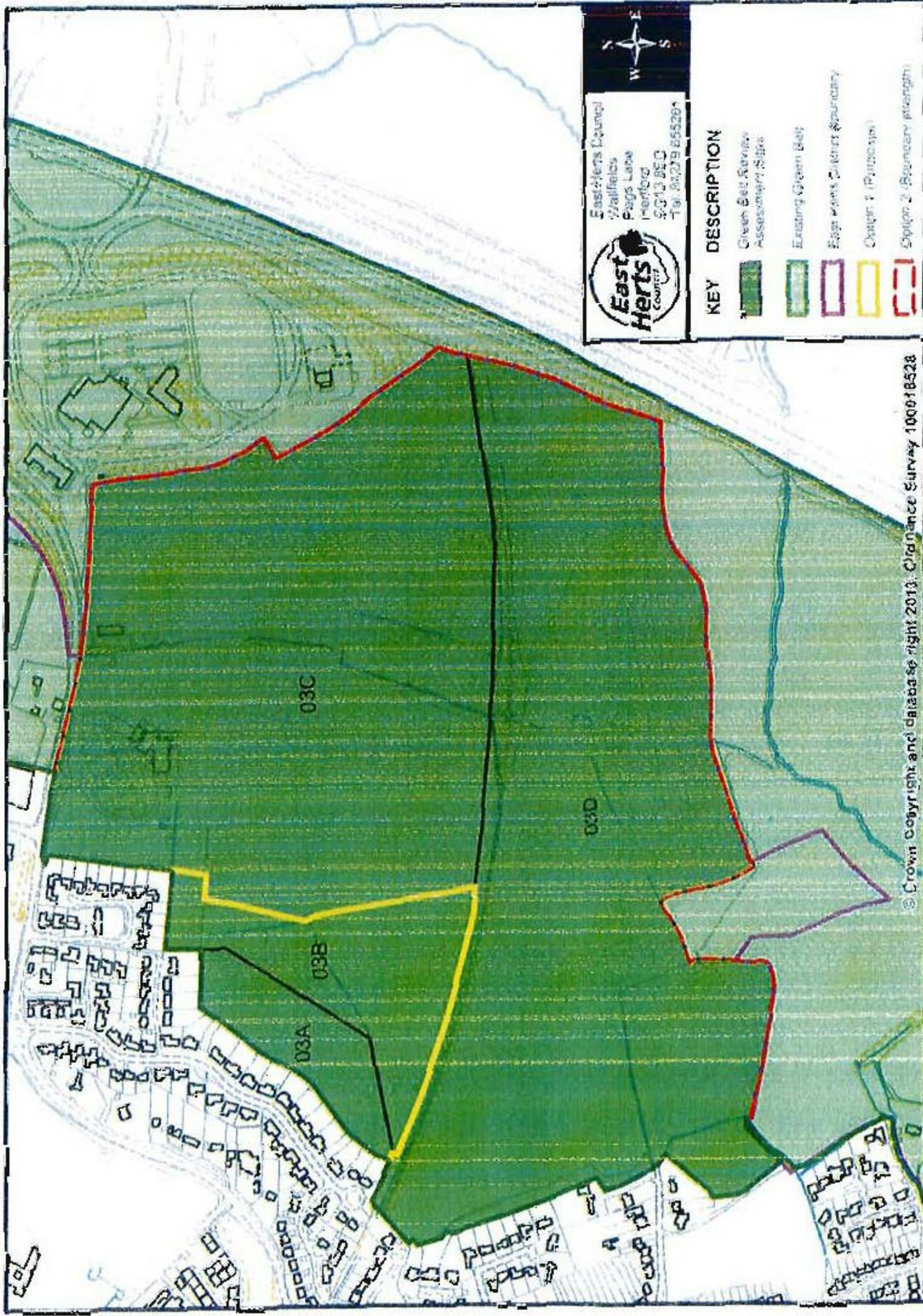
# **East Herts Green Belt Review**

## **Parts 2 - 6**

### **December 2013**



5.5 Detailed Site Assessment – Recommended Options for Bishop’s Stortford East  
 Map of recommended options for Bishop’s Stortford East Sub-Area B



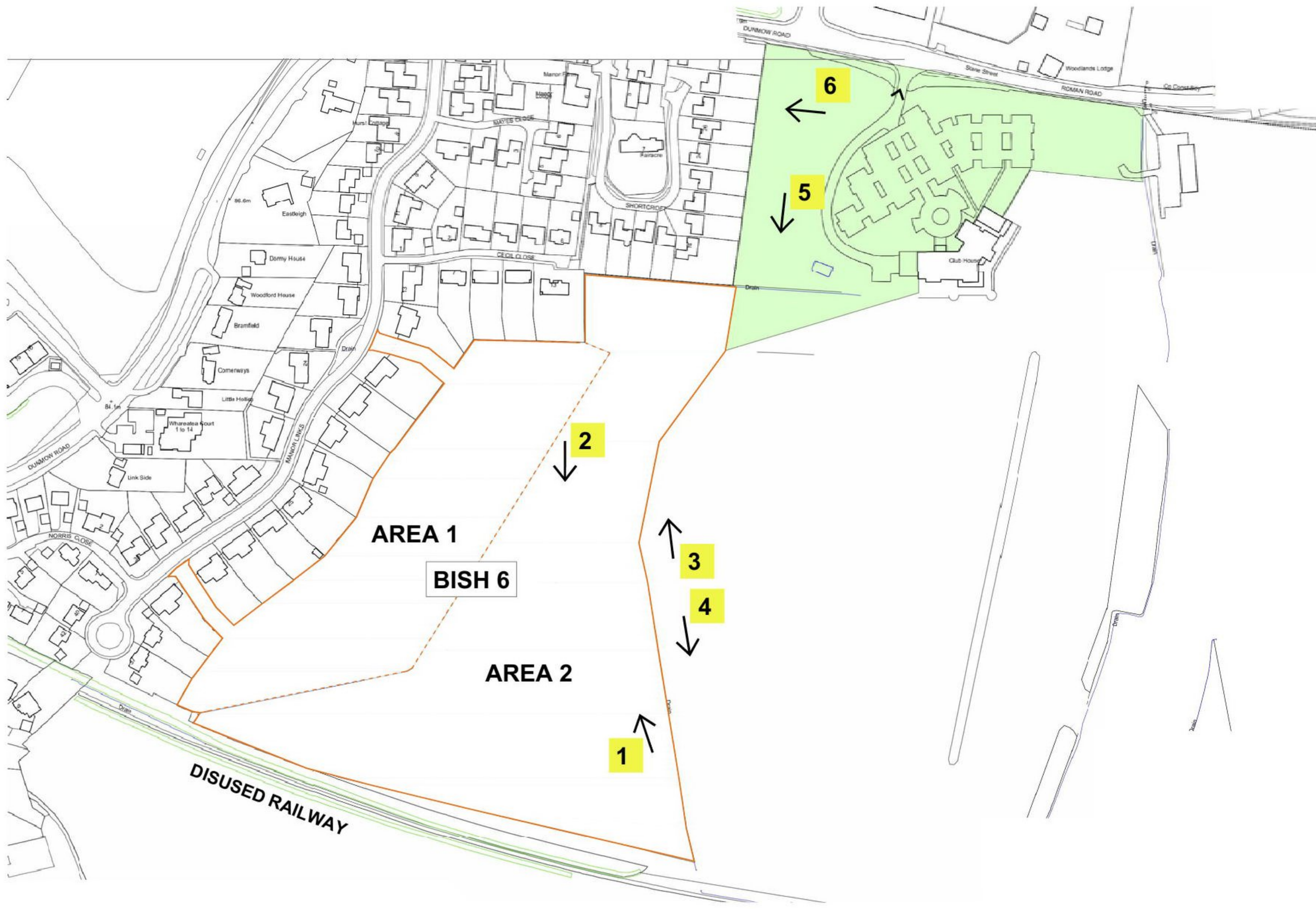


**Appendix 7      Photos with Location Map**





**DIRECTION OF PHOTO AND REFERENCE**  
**1**



rev	description	by	date

## PLANNING ISSUE

Title EAST HERTS DRAFT DISTRICT PLAN PHOTO LOCATION POINTS

Site SITE "BISH 6 - EAST OF MANOR LINKS" BISHOP'S STORTFORD GOLF CLUB

Drg. WH117/14/P/App7

Date Aug 2014 Rev -

Drawn / Scale 1:2500 @ A3



The Weston Group Business Centre, Parsonage Road, Takeley, Essex. CM22 6PU. Tel: 01279 873333 Fax: 01279 873378

info@weston-homes.com



PHOTO 1



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PHOTO 2



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PHOTO 4



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PHOTO 6



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**Appendix 8      UK Power Networks Budget Quotation**



Mr Ryan Vivian  
Weston Homes PLC  
The Weston Group Business Centre  
Parsonage Road  
Takeley  
Essex  
CM22 6PU

10th July 2014  
Our Ref: 401603042/QID216064

Dear Mr Vivian

Site Address: Bishop's Stortford Golf Course, Dunmow Road

Thank you for your recent enquiry regarding the above premises. I am writing to you on behalf of Eastern Power Networks PLC the licensed distributor of electricity for the above address trading as UK Power Networks.

I am pleased to be able to provide you with a budget estimate for the work. It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the works. It is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks' electricity distribution system.

## 1. Budget estimate

The budget estimate for this work is:

**Phase 1 - £125,000.00** (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network along Dunmow Road. It is unlikely that the existing LV network will be able to support phase 1 due to the circuit distance between the proposed development and our existing local substations. It is therefore proposed to extend the 11kV network to site and establish a new substation to provide supplies to 50 gas heated houses on the development.

**Phase 1 & 2 - £190,000.00** (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network along Dunmow Road. It is proposed to extend the 11kV network to site and establish a new substation to provide supplies to 150 gas heated houses on the development.

## 2. Budget estimate assumptions

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable or overhead line route exists along the route we have assumed between the Point of Connection (POC) and your site.
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed.



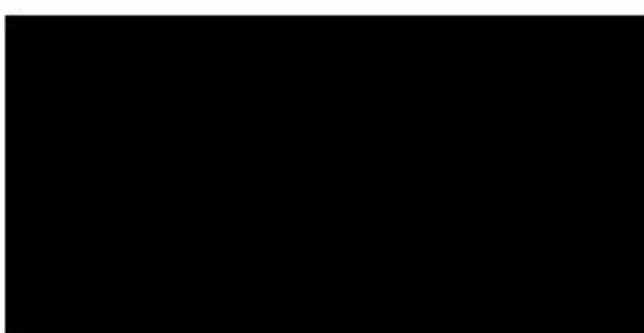
- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences.
- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches.
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably.
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the formal offer.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent quotation. You should note also that UK Power Networks' formal connection offer may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

If you would like to proceed to a formal offer of connection then you should apply for a quotation, Please refer to our website [http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/documents/the\\_connection\\_process.pdf](http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/documents/the_connection_process.pdf) for '**The connection process**' which details our application process. To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

Yours sincerely



Adam Lakey  
Lead Design Engineer  
Tel: 01279 824619  
Email: [adam.lakey@ukpowernetworks.co.uk](mailto:adam.lakey@ukpowernetworks.co.uk)



**Appendix 9      Record Drawings of Water Utilities**



# CommercialDW

Drainage & Water Enquiry



Nockolds - Market Square  
DX50400 Bishops Stortford

Search address supplied	Dunmow Road/Stane Street Land at, Dunmow Road, BISHOP'S STORTFORD, CM23 5HP
Your reference	1-575/WES/T
Our reference	CDWS/CDWS Standard/2014_2742640
Received date	16 April 2014
Search date	22 April 2014

#### Important information

As of the 1 October 2013, the CON29DW has been updated with new question numbering and a helpful summary sheet showing questions and high level results. To find out more, please email [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk).



Thames Water Utilities Ltd  
Property Searches, PO Box 3189, Slough SL1 4WW  
DX 151280 Slough 13



[searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



0845 070 9148

**CON29DW**  
DRAINAGE AND WATER ENQUIRY







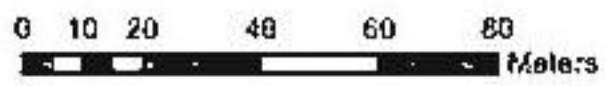
0 15 30 60 90 120  
Meters

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified before any works are undertaken. Crown copyright Reserved

**Scale:** 1:2863  
**Width:** 800m  
**Printed By:** mabdul  
**Print Date:** 24/04/2014  
**Map Centre:** 550670,221308  
**Grid Reference:** TL5021SE

**Comments:**





The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified before any works are undertaken. Crown copyright Reserved

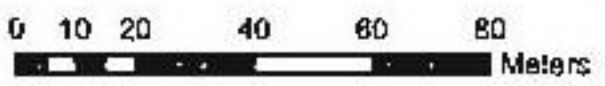
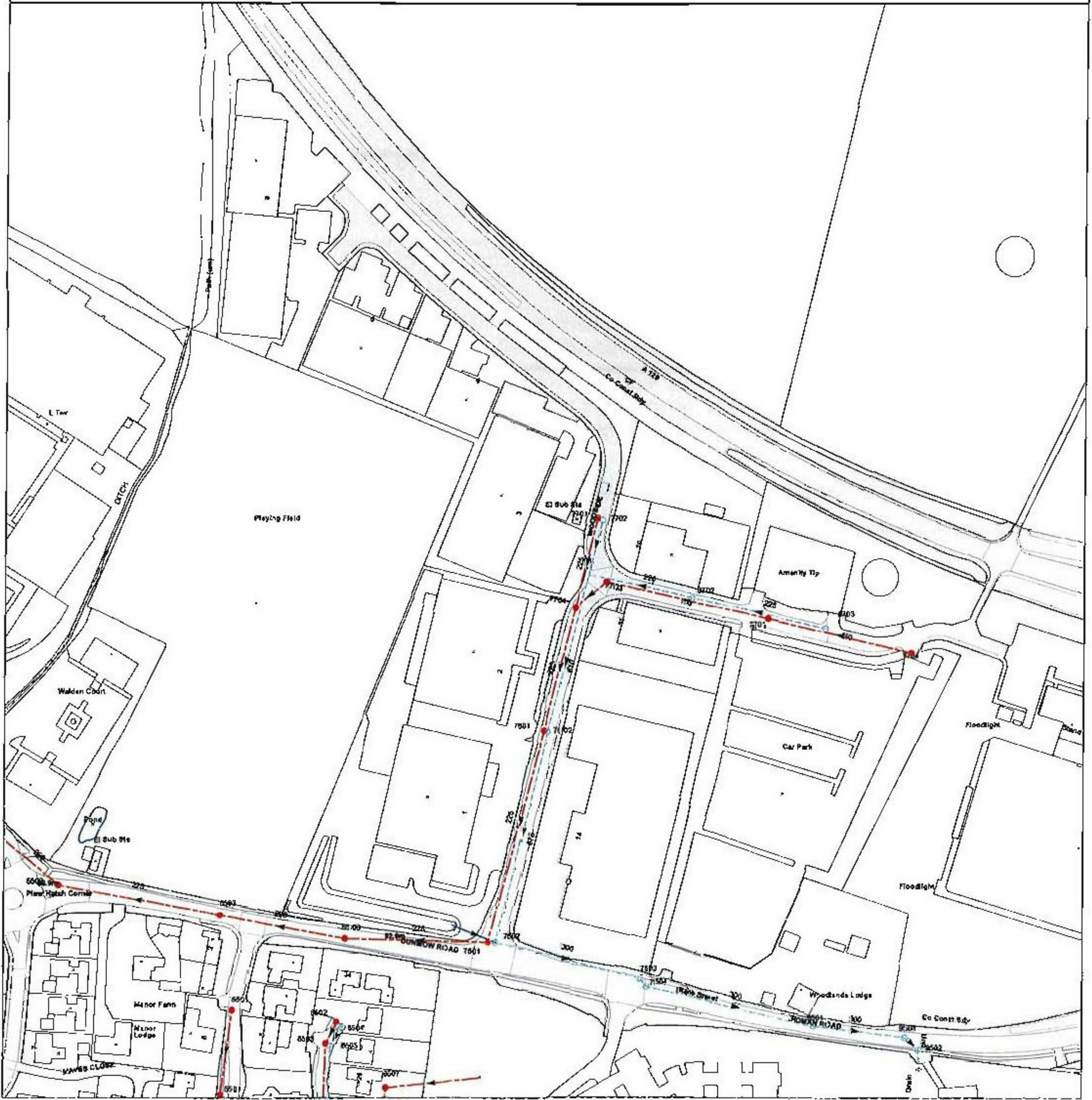
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Width: 500m  
Printed By: mabdul  
Print Date: 24/04/2014  
Map Centre: 550750,221250  
Grid Reference: TL5021SE

Comments:









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Scale: 1:1791  
Width: 500m  
Printed By: mabdul  
Print Date: 24/04/2014  
Map Centre: 550750,221750  
Grid Reference: TL5021NE










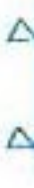








Comments:





# Sewer Key - Commercial Drainage and Water Enquiry

## Public Sewer Types (Operated & Maintained by Thames Water)






	<b>Foul:</b> A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	<b>Surface Water:</b> A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	<b>Combined:</b> A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	<b>Trunk Surface Water</b>
	<b>Trunk Foul</b>
	<b>Storm Relief</b>
	<b>Trunk Combined</b>
	<b>Bio-solids (Sludge)</b>
	<b>Vent Pipe</b>
	<b>Proposed Thames Surface Water Sewer</b>
	<b>Proposed Thames Water Foul Sewer</b>
	<b>Gallery</b>
	<b>Foul Rising Main</b>
	<b>Surface Water Rising Main</b>
	<b>Combined Rising Main</b>
	<b>Sludge Rising Main</b>
	<b>Proposed Thames Water Rising Main</b>
	<b>Vacuum</b>

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

## Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column




## Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Control Valve
	Drop Pipe
	Ancillary
	Weir












## End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.








	Outfall
	Undefined End
	Inlet

## Other Symbols

Symbols used on maps which do not fall under other general categories

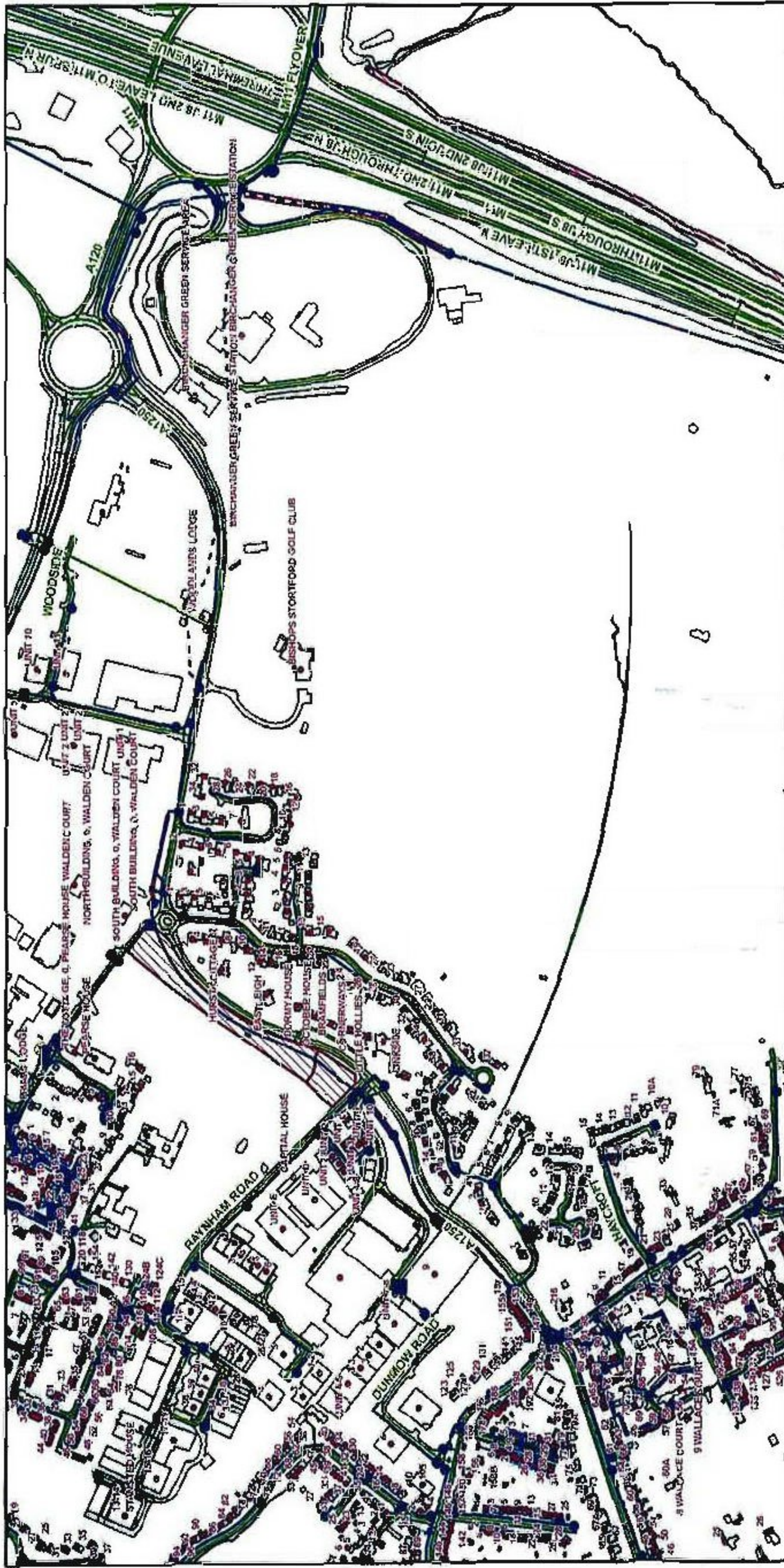
	Public/Private Pumping Station
	Change of characteristic indicator (C.O.C.I.)
	Invert Level
	Summit
	Areas
	Lines denoting areas of underground surveys, etc.
	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

## Other Sewer Types (Not Operated or Maintained by Thames Water)

	Foul Sewer		Surface Water Sewer
	Combined Sewer		Gully
	Culverted Watercourse		Proposed
			Abandoned Sewer

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Searches on 0118 925 1504.





This map is centred upon Ordnance Survey grid reference 560957221313

- Water Main
- Abandoned Water Main
- Hydrants, Valves, etc
- Borehole, Pumping Facility, etc

1:4733

22/06/2014

Copyright Affinity Water Ltd. Based upon the Ordnance Survey Map by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Affinity Water Ltd Licence No. 100053744. It shows water mains and associated apparatus but should not be relied upon as evidence of ownership or evidence of responsibility for maintenance. Privately owned service pipes (which may serve one or more properties) are unlikely to be shown.

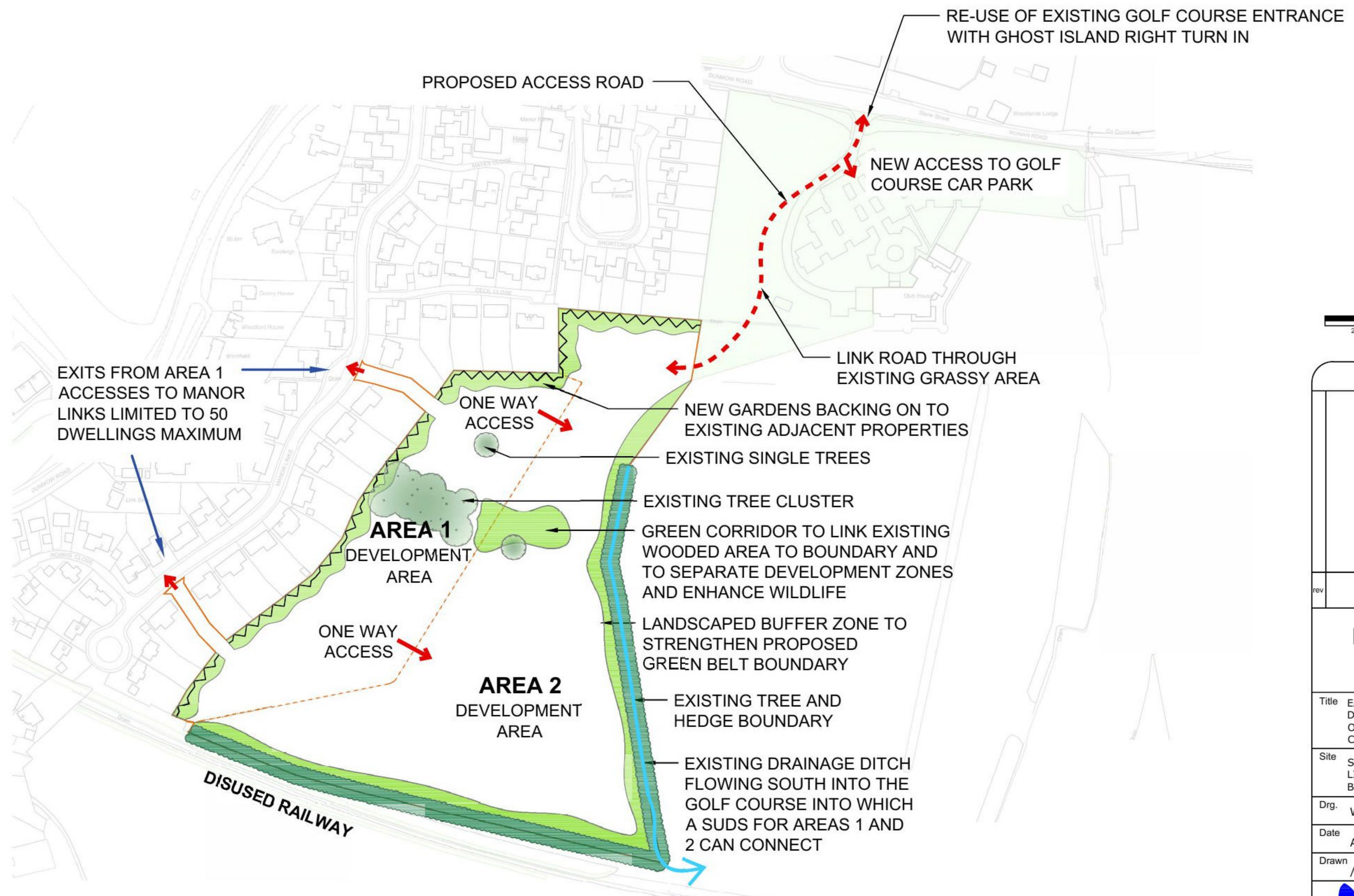
The position of Company apparatus shown on this plan is provided for guidance only and the Company accepts no responsibility in the event of inaccuracy. For further information about the contents of this plan, please contact Affinity Water on 0845 7823333 or at the address below.

Affinity Water, Tannin Way, Hatfield, Hertfordshire, AL10 9EZ. [www.affinitywater.co.uk/central](http://www.affinitywater.co.uk/central)  
 (c) Affinity Water Limited  
 This plan (or any part) may not be reproduced in any form without the written permission of Affinity Water Limited



**Appendix 10      Key Opportunities and Constraints Plan**





rev	description	by	date

## PLANNING ISSUE

Title EAST HERTS DRAFT DISTRICT PLAN OPPORTUNITIES AND CONSTRAINTS PLAN			
Site SITE "BISH 6 - EAST OF MANOR LINKS" BISHOP'S STORTFORD GOLF CLUB			
Drg. WH117/14/P/App10			
Date	Aug 2014	Rev	-
Drawn	/	Scale	1:2500 @ A3



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**Appendix 11 Illustrative Masterplan**





rev	description	by date

## PLANNING ISSUE

Title EAST HERTS DRAFT DISTRICT PLAN MASTERPLAN

Site SITE "BISH 6 - EAST OF MANOR LINKS" BISHOP'S STORTFORD GOLF CLUB

Drg. WH117/14/P/App11

Date Aug 2014 Rev -

Drawn / Scale 1:2500 @ A3



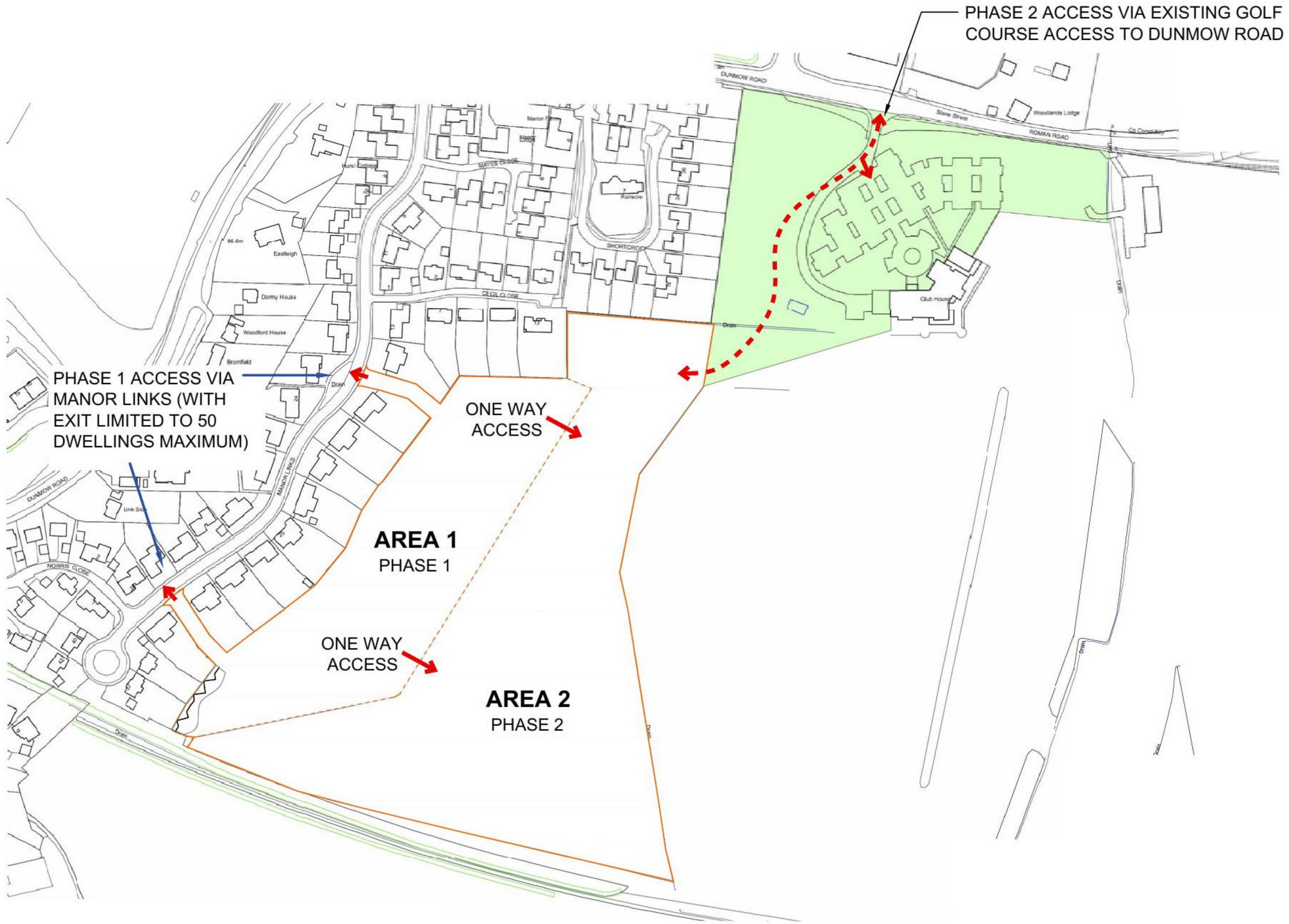
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**Appendix 12    Phasing Plan**





rev	description	by	date

## PLANNING ISSUE

Title EAST HERTS DRAFT DISTRICT PLAN PHASING PLAN

Site SITE "BISH 6 - EAST OF MANOR LINKS" BISHOP'S STORTFORD GOLF CLUB

Drg. WH117/14/P/App12

Date Aug 2014 Rev -

Drawn / Scale 1:2500 @ A3



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**Appendix 13     Baseline data spreadsheet**



**BISHOPS STORTFORD GOLF CLUB**  
**Promoter Baseline Data**

**BISH 6**

**Schedule of Proposed Dwelling Mix**

<b>AREA 1</b>					<b>AREA 2</b>				
<b>Manor Links</b>					<b>Practice Ground</b>				
<b>50 Dwellings</b>					<b>100 Dwellings</b>				
Tenure	Policy HOU 1 + 3	Number	Rounded		Tenure	Policy HOU 1 + 3	Number	Rounded	
<b>Private</b>	30 Dwellings	5% 1 Bedroom	1.5	1	<b>Private</b>	60 Dwellings	5% 1 Bedroom	3	3
		11% 2 Bedroom	3.3	3			11% 2 Bedroom	6.6	7
		55% 3 Bedroom	16.5	17			55% 3 Bedroom	33	33
		24% 4 Bedroom	7.2	7			24% 4 Bedroom	14.4	14
		5% 5 Bedroom	1.5	2			5% 5 Bedroom	3	3
<b>Sub Total</b>			<b>30</b>	<b>30</b>	<b>Sub Total</b>			<b>60</b>	<b>60</b>
<b>S/Ownership</b>	5 Dwellings	22% 1 Bedroom	1.1	1	<b>S/Ownership</b>	10 Dwellings	22% 1 Bedroom	2.2	2
		51% 2 Bedroom	2.55	3			51% 2 Bedroom	5.1	5
		25% 3 Bedroom	1.25	1			25% 3 Bedroom	2.5	3
		2% 4 Bedroom	0.1	0			2% 4 Bedroom	0.2	0
<b>Sub Total</b>			<b>5</b>	<b>5</b>	<b>Sub Total</b>			<b>10</b>	<b>10</b>
<b>Rent</b>	15 Dwellings	41% 1 Bedroom	6.15	6	<b>Rent</b>	30 Dwellings	41% 1 Bedroom	12.3	12
		31% 2 Bedroom	4.65	5			31% 2 Bedroom	9.3	9
		25% 3 Bedroom	3.75	4			25% 3 Bedroom	7.5	8
		3% 4 Bedroom	0.45	0			3% 4 Bedroom	0.9	1
<b>Sub Total</b>			<b>15</b>	<b>15</b>	<b>Sub Total</b>			<b>30</b>	<b>30</b>
<b>Total</b>				<b>50</b>	<b>Total</b>				<b>30</b>

<b>Total BISH 6 (From Rounded Figures)</b>				
<b>Unit Type</b>	<b>Number</b>	<b>Floor Area by Unit Type</b>		
		<b>Size SqFt</b>	<b>Size SqM</b>	<b>Total (SqM)</b>
1 Bedroom Apartment	25	520	48.31	1207.71
2 Bedroom Apartment	26	700	65.03	1690.79
2 Bedroom House	6	800	74.32	445.92
3 Bedroom House	66	1050	97.55	6438.01
4 Bedroom House	22	1350	125.42	2759.15
5 Bedroom House	5	1750	162.58	812.88
<b>Total</b>	<b>150</b>			<b>13354.45</b>



**Site Preparation/ Scheme Enabling Costs**

These are included in our Residential Build Costs where there are no abnormal development costs

**CURRENT Residential Build Costs**

This information is commercially sensitive. It is suggested that the BCIS figures for houses and 2 storey flats should be used in any appraisal at this stage

**CURRENT Estimates Residential Sales Values**

This information is commercially sensitive. It is suggested that information on comparables in Bishop's Stortford from Estate Agent sources be used in any appraisal at this stage

**Residential Build Out Rate/ Sales Rate**

Sales 4 per month

Build out rate corresponds to sales rate

**Affordable Housing Provision**

40% with potential 75:25 split of Rent and Shared Ownership used as an assumption based on Draft District Plan Policy HOU 3, prior to preparation of detailed proposals and any resultant negotiations relating to S106/CIL payments and Viability

**Itemised On Site infrastructure Costs**

These are given in text where known, further information awaited from Utilities

**Itemised Off Site Infrastructure Costs**

Further information awaited from Utilities

**Assumptions on Public Sector Funding**

It is not assumed that any public sector funding would be available

**Developer's Return**

It would be reasonable to apply 20% of GDV to this location

**Discount/Finance Rate**

N/A

**CIL/S106 Costs**

£849,480 Based on HCC toolkit

**Professional Fees/Marketing Costs**

These figures are generally accepted within the market, and are thus most appropriate for any appraisal at this stage:

Professional Fees	12% of Build Cost
Marketing Costs (inc fees)	4% of Private Income

**Uplift in Values Over Time**

Not considered at this stage, as market cannot be predicted with accuracy

**Cost Inflation**

Equally not relevant to an appraisal based on current figures, and avoided as not predictable with accuracy at this stage

**Threshold Land Value and Assembly Costs**

There are no land assembly costs at this stage. The threshold land value is the agricultural figure, which will be lower than the site with Planning Permission for Residential use.

**Sensitivity Analysis**

N/A



### CIL/S106 COST ESTIMATION

We have no information on a CIL for EHDC. For s106 Costs, we have applied the current HCC S106 Obligations Toolkit 2008 to the housing mix and tenure set out in the schedule above, which reflects the Draft District Plan Policy HOU 1 and 3 provisions, which were used in the masterplan, however any payments for off site open space/ sports provision have not been included. The following table applies:

#### Herts County Council Contributions

Bedrooms*	1	2	3	4	5+	2	3	TOTALS
	<b>HOUSES</b>					<b>FLATS</b>		
	<b>Market &amp; other</b>					<b>Market &amp; other</b>		
Primary education	£ 231	£ 1,036	£ 2,469	£ 3,721	£ 4,692	£ 816	£ 1,392	
Secondary Education	£ 263	£ 802	£ 2,561	£ 4,423	£ 5,662	£ 444	£ 1,677	
Nursery Education	£ 35	£ 175	£ 340	£ 459	£ 545	£ 195	£ 270	
Childcare	£ 14	£ 64	£ 138	£ 199	£ 244	£ 57	£ 89	
Youth facilities	£ 6	£ 16	£ 50	£ 82	£ 105	£ 13	£ 41	
Library facilities	£ 98	£ 147	£ 198	£ 241	£ 265	£ 129	£ 164	
Total Contribution	£ 647	£ 2,240	£ 5,756	£ 9,125	£ 11,513	£ 1,654	£ 3,633	
No. Units		6	54	21	4	12		105
<b>TOTAL</b>	<b>£ -</b>	<b>£ 13,440</b>	<b>£ 310,824</b>	<b>£ 191,625</b>	<b>£ 46,052</b>	<b>£ 19,848</b>	<b>£ -</b>	<b>£ 583,869</b>
	<b>HOUSES</b>					<b>FLATS</b>		
	<b>Social Rent</b>					<b>Social Rent</b>		
Primary education	£ 247	£ 2,391	£ 3,860	£ 5,048	£ 5,673	£ 1,167	£ 2,524	
Secondary Education	£ 62	£ 450	£ 1,676	£ 2,669	£ 2,405	£ 261	£ 1,084	
Nursery Education	£ 39	£ 453	£ 475	£ 503	£ 955	£ 216	£ 313	
Childcare	£ 12	£ 121	£ 188	£ 226	£ 277	£ 65	£ 113	
Youth facilities	£ 2	£ 8	£ 31	£ 51	£ 55	£ 6	£ 21	
Library facilities	£ 48	£ 91	£ 130	£ 156	£ 155	£ 82	£ 107	
Total Contribution	£ 410	£ 3,514	£ 6,360	£ 8,653	£ 9,520	£ 1,797	£ 4,162	
No Units			12	1		14		45
<b>TOTAL</b>	<b>£ -</b>	<b>£ -</b>	<b>£ 76,320</b>	<b>£ 8,653</b>	<b>£ -</b>	<b>£ 25,158</b>	<b>£ -</b>	<b>£ 112,111</b>
	<b>TOTAL COUNTY</b>							<b>£ 695,980</b>

#### Residential Sustainable Transport Contributions required per Dwelling

Dwelling	Town Centre Zones 1/2		Elsewhere Zones 3/4		Total
	£	No Units	£	No Units	
1 bed	£375	N/A	£825	26	£16,250
2 bed	£500	N/A	£750	32	£24,000
3 bed	£750	N/A	£1,125	66	£74,250
4 bed	£1,000	N/A	£1,500	26	£39,000
				150	<b>£153,500</b>

<b>TOTAL CONTRIBUTIONS REQUIRED UNDER S106</b>	<b>£849,480</b>
--	-----------------