



# SP NDP

**STANDON PARISH**  
NEIGHBOURHOOD DEVELOPMENT PLAN



# Pre-Submission Draft

# 2016

BARWICK | STANDON | BROMLEY | LATCHFORD | PUCKERIDGE  
COLLIERS END | OLD HALL GREEN | WELLPOND GREEN

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## PREFACE

### A NEIGHBOURLY PARISH

Standon is a neighbourly Parish, and its Parishioners believe that the obligation on neighbours to behave in a neighbourly manner, in their mutual interests, also extends equally and still mutually, to those who come proposing development.

The physical presence of those individuals and companies, as neighbours, may be transitory, but the changes they introduce in and around the neighbourhood area, and the ramification of those changes, can have a lasting effect on the quality of life of many local residents.

The Parish therefore responds positively to developers who share this approach.

## I. INTRODUCTION

- 1.1 The Standon Parish Neighbourhood Plan has been produced under the auspices of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. It has been prepared by Standon Parish Council, which is the “qualifying body” for the completion of the document. Essentially the Plan is a community-led framework for guiding the future development and growth of the parish of Standon. It has been compiled on behalf of the Parish Council by a Neighbourhood Plan Steering Group, which was set up on 20th November 2014 for the purpose of managing the process and preparing the document for the Council’s approval. The Plan has been prepared having regard to the emerging policies of the East Herts District Plan, as well as the “saved” policies of the East Herts Local Plan Second Review April 2007. The Plan consists of a written statement and a proposals map, which is depicted on an Ordnance Survey base.
- 1.2 The Neighbourhood Plan has also been checked against government planning policies in the National Planning Policy Framework 2012 (NPPF) and the on-line Planning Practice Guidance (NPPG). Within the national and local frameworks, the Plan is concerned with the development and use of land in the Parish of Standon in the period to 2033 and beyond. In accordance with national policy, the Plan seeks to promote sustainable development and embraces a range of social, economic, and environmental issues. It sets out a vision for the Parish, coupled to a range of planning objectives, policies, and proposals.
- 1.3 A wide range of topics are covered in the Plan, including the environment, local character, housing, employment, transport, and infrastructure. The choice of issues was very much influenced by the community in consultation, and reflects the concerns which are important for the Parish and its residents. Specific planning proposals include the allocation of land for various types of development, as well as highlighting those sites and areas of the Parish which should be protected and enhanced. Where appropriate, the policies and proposals are shown on the Proposals Map, which is cross-referenced to this Written Statement. It is important to stress, however, that this document is concerned primarily with the development and use of land in the Parish. Wider community aspirations have been considered in the various rounds of public consultation, but not all these can be accommodated with land use policies. For this reason, non-land use matters are clearly identified and will be dealt with in an annex to this Written Statement.
- 1.4 The Neighbourhood Plan is based on proactive involvement with the local community at all stages of its formulation. As a result of this process of active engagement, the Plan captures the essence of life in the Parish and its community. It seeks to ensure that the vitality of life in the Parish continues into the future, whilst not inhibiting local enterprise, innovation and technical and social developments.

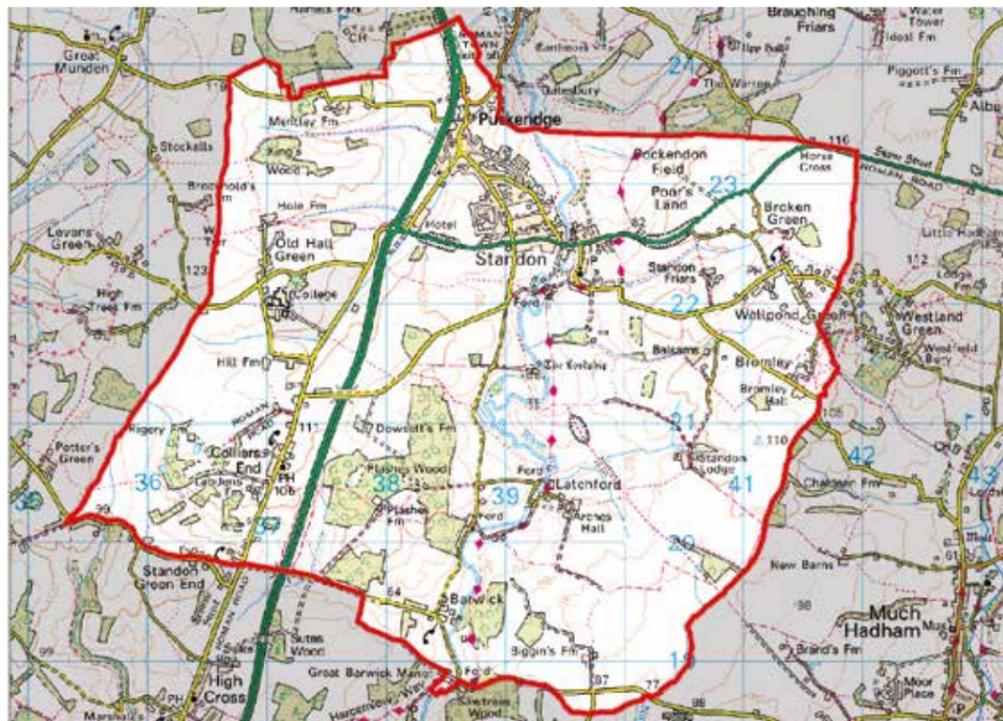


Stand at Standon May Day

- 1.5 Once the Plan has been formally “made” by East Herts Council, it will form part of the statutory development plan for the area, together with the East Herts District Plan when it has been adopted, and any other development plan documents, as well as Hertfordshire County Council Local Plans for Minerals and Waste. The Neighbourhood Plan, together with the East Herts District Plan, will be the starting point for the consideration of all planning applications in the Parish and the basis by which East Herts Council will determine planning applications on behalf of the community.
- 1.6 Before formally submitting the Plan to East Herts Council for examination, Standon Parish Council is required to publicise the document and invite representations. Under Regulation 14 of the Neighbourhood Planning Regulations, the “qualifying body” must bring the draft Plan to the attention of people who live, work, or carry on business in the neighbourhood plan area. This document fulfils that requirement.
- 1.7 Details of the process of public consultation and involvement will be set out in a formal Statement of Consultation, which will be published on submission of the Plan. Copies of this document will be posted on the dedicated web-site and can be obtained on request from the Steering Group. Hard copies will be available for inspection at local libraries and District Council offices in Hertford and Bishop’s Stortford. Summary copies of the Plan will be distributed to all households and businesses in the Parish, together with a response form for comments.
- 1.8 Following pre-submission consultation, the Written Statement and the Proposals Map will be revised in the light of comments received by the Steering Group. Early in 2017, the Plan will be formally submitted by the Parish Council to East Herts Council, who will undertake further public consultation and invite representations. The District Council will also appoint an independent examiner, who will check that the Plan has met the basic conditions enshrined in legislation. Subject to a successful examination, the Plan will then go forward to a referendum. If the majority of the people voting are in favour of the Plan, it will then be “made” by East Herts Council as part of the statutory development plan for the area.

## 2. THE PARISH OF STANDON

- 2.1 The Parish of Standon is located in the District of East Hertfordshire in an extensive rural area to the north of Hertford and Ware. It is the largest Parish in the District and covers an area of 2379 hectares. According to the 2011 Census, the resident population of the Parish was 4,335. As can be seen from the map, the Parish incorporates the villages of Standon (population 1,557) and Puckeridge (population 1,978), as well as the hamlets of Barwick, Colliers End, Old Hall Green, Latchford, Bromley, and Wellpond Green.
- 2.2 Standon, Latchford, and Barwick grew up alongside the River Rib, which bisects the Parish and runs southwards to join the River Lee at Hertford. Puckeridge and Colliers End developed alongside Ermine Street, the old Roman road which connected London to Lincoln and York. This road became a busy coaching route in the 18th Century, especially serving London and Cambridge, and formed the basis of the A10 trunk road in modern times. A second Roman highway, Stane Street, connected Colchester with St. Albans – this crossed Ermine Street at a point between Puckeridge and a former Roman town to the north of Puckeridge at Wickham Hill. The town was close to the present northern parish boundary with Braughing Parish, a boundary that is largely defined by the former route of Stane Street.



Standon & Puckeridge Parish



Standon High Street

### STANDON

- 2.3 Standon has Saxon origins and was mentioned in the Domesday Book of 1086. The centre of the village, a Conservation Area, lies immediately to the south of the A120 along the High Street, with a choice of shops and public houses. The street is wide, a reminder that it had been the regular venue for markets from the 13th century onwards. Dating from the 13th and 14th centuries, the church of St. Mary's is listed as Grade I, and contains imposing memorials to Sir Ralph Sadleir (1507 – 1587) and his son Thomas. Sir Ralph was a senior statesman, who served both King Henry VIII and Queen Elizabeth I. The family home was at Standon Lordship, which is situated to the south of the village.
- 2.4 The A120 road crosses the River Rib at the northern end of the village by an a concrete bridge, completed in 1992. This structure is on the line of a former iron bridge, dating from 1858. The railways arrived a little later with the opening of the St. Margaret's – Buntingford branch line on 3rd July 1863. Standon station was to the north of the A120, close to Standon Flour Mill. Road traffic descending into village on the A120 was often halted by a level crossing. The line was closed to passengers on 14th November 1964 and to freight on 17th September 1965, after which the barrier was removed.
- 2.5 The arrival of the railway was said to have struck the death blow to the trade of Standon, which after the lapse of the local market, depended on road communication with the neighbouring market towns. Some industries developed as a result of the railway. Close by the station there was a large flour mill, built in 1901, which was connected by electric overhead wires to an old water mill on the east bank of the river, where the water power was supplemented by steam. From early in the 19th century, there was also a paper mill to the south of the flour mill – this later became a saw mill. The house and the water wheel still remain, as are the names Paper Mill Lane, Paper Mill Water or Laundry Meadows.



View of Puckeridge High Street

## PUCKERIDGE

- 2.6 A map of 1874 shows Puckeridge as a rural settlement completely separated from Standon. Whilst Station Road connecting the two communities existed at that time, the surrounding area was open countryside. In the late 19th century, the village was a thriving community, with a wide range of trades. A later map, dated 1920, shows that development had commenced with the construction of housing and the Century Hall. By this time allotments had been established between High Street and Station Road. Further housing was provided prior to the Second World War and consolidated in the late 20th century, to the extent that Standon and Puckeridge became joined. The Recreation Ground, given to the community as a memorial to the local fallen of the two World Wars, and the Community Centre, to the west of Station Road, are focal points for both communities.
- 2.7 The centre of the village, around the High Street, is a Conservation Area with a number of listed buildings dating mainly from the 16th and 17th centuries, with some from earlier. Since the opening of the A10 bypass in 1972, the overall ambience of the centre has been enhanced, although there are still problems with local traffic and vehicle parking.

## COLLIERS END

- 2.8 Colliers End is a small village which straddles the former London – Cambridge Road. The name of the village was bestowed by Nicholas le Colyere according to the Assize Rolls of 1278, and by 1526 the place was called Colyere’s End. Traditionally, the inhabitants gained their living from agriculture and associated crafts and the road traffic which passed though on what was the old North Road. In the 18th century, Colliers End was on the busy coaching route between London and Cambridge, which generated trade at several village inns. The oldest of these, the Lamb and Flag, is the sole survivor, and is also a Thai restaurant. At the time of writing, however, the business has been closed “until further notice”.



View of Colliers End High Street

- 2.9 Following the opening of the A10 bypass, Colliers End has become a mostly residential community. The site of the former petrol filling station has been redeveloped for housing. To the north of the village, off Dowsett’s Lane, there is a former army camp, which has been used for the storage of wood.

## BARWICK

- 2.10 In the 14th century Barwick Manor, today known as Great Barwick Manor, was an estate and part of the larger Standon Manor. Great Barwick predates the present hamlet of Barwick on the west bank of the River Rib. The small cluster of dwellings to the north of Great Barwick was formerly known as the Outpost. In 1888, the site was taken over by the Smokeless Powder Company, an explosives manufacturer and Barwick was formed as a “factory hamlet”. The site is now occupied by the A10 Timber Company. To the south is Barwick Ford, which lies on the Parish boundary, adjacent to Great Barwick Manor.



View of Barwick Ford

## OLD HALL GREEN

- 2.11 To the north of Colliers End is Old Hall Green, which is the home of St. Edmund's College. The original college was founded by Cardinal William Allen in 1568, and is the oldest Catholic School in England. In 1793 an academy, St. Edmund's College, Ware, was established on the current site. It consisted of a school for Catholic boys and a seminary for the training of priests. The establishment continued until 1975, when the seminary was moved to London. At the same time, the junior boys were transferred to a separate house, now the St. Edmund's Preparatory School; girls from the nearby Poles convent were admitted into the sixth form of the College.
- 2.12 The College is by far the largest employer in the Parish of Standon. Both the College and Preparatory School continue to thrive and expand and occupy a magnificent site of around 200 hectares.



St Edmunds College



Latchford



Broken Green

## THE RURAL HINTERLAND

- 2.13 In the eastern part of the Parish, there are four other small hamlets – Latchford, Wellpond Green, Broken Green and Bromley. The continuing significance of agriculture in the history of the Parish is clearly defined by the presence of numerous historic farmhouses, farm buildings, mills and cottages in the villages and the surrounding countryside. These buildings are a significant element of the special character and interest of the Parish.
- 2.14 The overall pattern of development reflects very much the origins and history of the Parish over many centuries. It is this essential character that the Neighbourhood Plan seeks to conserve and enhance into the future, whilst still facilitating sustainable growth.



Bromley

### 3. HOW THE PLAN WAS PREPARED: AN INCLUSIVE PROCESS

3.1 The Standon Parish Neighbourhood Plan has been assembled in full consultation with the local community. The stages in the preparation of the Plan are summarised in the ensuing paragraphs, as follows;

- Stage 1: Setting Up
- Stage 2: Spring and Summer Consultations
- Stage 3: Parish Survey
- Stage 4: Land Allocations
- Stage 5: Public Meetings
- Stage 6: Drafting the Plan
- Stage 7: Pre-submission



Openday 2015

#### STAGE 1: SETTING UP

3.2 At a meeting in October 2014, Standon Parish Council resolved to prepare a Neighbourhood Plan. Early in the process, on 20th November 2014, a public meeting was held at the Roger de Clare School in Puckeridge, at which a Steering Group was formed to oversee the preparation of the Neighbourhood Plan. At its initial meetings, the Steering Group agreed a constitution and formulated a project plan. It also discussed the planning issues which the Neighbourhood Plan might need to consider. A number of topic groups were set up to investigate these issues and to develop the evidence base which would be required to underpin the Plan.

3.3 Community engagement and involvement was identified by the Steering Group as a key element of plan preparation. A Communications Group was formed, with the purpose of informing the public and setting up consultation events. To this end, a dedicated web-site and a Face Book page were set up, together with regular news letters about progress.

#### STAGE 2: SPRING AND SUMMER CONSULTATIONS 2015

- 3.4 On 4th May 2015, the Steering Group had a stall at the annual Standon May Day event, followed by a Public Open Day at the Puckeridge Community Centre on Saturday 16th May. At the latter event, local people were asked to give their opinions on the planning issues which were of most concern to them. In June, two walks around the Parish were organised, in order to view some of the key sites and areas of interest.
- 3.5 All of these events were of value on raising the profile of the Neighbourhood Plan and the work of the Steering Group. From the Open Day, the Group were able to obtain an initial impression about the range of planning issues which were most important and which should be addressed by the Plan.
- 3.6 In subsequent discussions in the Steering Group, it was determined that the feedback from the Open Day, although valuable, was not sufficient to provide a firm evidence base to support the Neighbourhood Plan. Accordingly, it was resolved to commission a survey.



Stand at Standon May Day

#### STAGE 3: SURVEY

- 3.7 The survey form was distributed to all households in the Parish at the beginning of September 2015. A Summary Report of the survey and its results was posted on the Neighbourhood Plan web-site at spndp.org. By the close of the survey, 754 responses had been received, a return rate of 44%.
- 3.8 The survey questionnaire was set out as a series of structured questions relating to the main issues which had emerged from the initial consultations in the Parish. These concerned housing and vehicle parking, the local economy and business, the environment (including flooding), amenities, infrastructure (travel and utilities), and health and welfare.
- 3.9 At the end of the questionnaire, respondents were asked to summarise, in their own words, their issues and priorities for the Neighbourhood Plan. These provided a clear message to the Steering Group about residents' concerns. The issues most-mentioned were as follows:
- general concerns about keeping Standon and Puckeridge as villages, village communities quiet, peaceful, rural, retaining the countryside.
  - traffic, including congestion, speeding, problems getting onto main roads, junctions, the A120, the need for a bypass.
  - parking problems, including access to shops, illegal and inconsiderate parking.
  - amenities, particularly the health centre, doctors, shops, schools.
  - public transport needs improving.
  - specific housing issues, including expression of a need to have affordable housing for local young people.



Questionnaire

## STAGE 4: LAND ALLOCATIONS

- 3.10 A key task for the Steering Group was the provision of housing sites for at least 150 dwellings in line with the emerging East Herts District Plan. These dwellings would be concentrated in and around Standon and Puckeridge, which were jointly categorised in the District Plan as a Category One Settlement. Accordingly, it was decided to set up a Land Allocations Sub-Group, charged with the specific task of finding suitable sites.
- 3.11 A full report of the Land Allocations Group has been produced and is part of the evidence base supporting this Plan. A methodology for the assessment of sites was agreed, derived mainly from a guide published by Herefordshire Council. It was decided that the initial assessment should focus on the list of housing sites produced by East Herts Council as part of its Strategic Land Availability Assessment (SLAA) for the District Plan. At Stage 1 of the SLAA in 2011, East Herts Council had considered 35 sites in Standon Parish, the bulk of which were concentrated in Standon and Puckeridge. Most of these sites were outside the defined settlement boundaries, and therefore could not be delivered without a policy change.



SLAA Sites

- 3.12 At the start of its own assessment, the Land Allocations Group scored each of the 35 SLAA sites against a set of 18 criteria. The scoring for the criteria was not weighted at this early stage, but weighting was applied later to some of the more significant criteria. Some of the sites were discounted, however, because they could be affected by flooding. Sites currently in employment use were also rejected, because of the jobs which they provided within the Parish. For each site, a standard density assumption was made of 29 dwellings per hectare (later reduced to 25 dwellings per hectare – see paragraph 5.46).

- 3.13 Towards the end of this first stage of assessment, an additional criterion was added to the evaluation, with the question “Is this site suitable for houses from a villager’s point of view?” By early October 2015, a preliminary short list of potential housing sites had been produced for the consideration of the Steering Group. These were clustered to the south of Puckeridge, along the Cambridge Road and included not only the SLAA sites but also further sites which had emerged from consultations on the Neighbourhood Plan.

- 3.14 During the autumn, two external events affected the work of the Land Allocations Group. First, outline planning permission was granted on appeal on land known as the Co-op site (SLAA site 35/034), to the east of Cambridge Road, for the development of 24 houses. Second, at the end of October, an outline planning application was submitted to East Herts Council for the development of 205 dwellings at the Café Field, Puckeridge (SLAA site 35/004). This proposal was a “hybrid” application, with Phase 1 for full planning permission for 101 units, and Phase 2 in outline for a further 104 units.
- 3.15 The Café Field application was not unexpected, but aroused considerable discussion in the local community. For the Neighbourhood Plan, it was clear that permission would take the minimum number of dwellings to a level far above the total required by East Herts Council. Both the Parish Council and the Neighbourhood Plan Steering Group resolved to object to the proposal. The formal objection by the Steering Group was based to a large extent on the work of the Land Allocations Sub-Group, which had evaluated the Café Field against other potential sites.
- 3.16 In view of the changing circumstances, and the response by members of the Steering Group, the Land Allocations Group re-ran the evaluation of potential housing sites. The fresh evaluation embraced twenty sites. It took account of highways issues, particularly access to the A120, and the potential for flooding associated with the Southern Tributaries at Puckeridge. From this process, it was determined that the focus of development should be to the east of Standon, to the north of the A120 at Stortford Hill (including SLAA sites 35/003 and 35/037). Two options were accepted by the Steering Group as a basis for further consultation with the community.

## STAGE 5: PUBLIC MEETINGS

- 3.17 The development options were presented by the Steering Group to parishioners at two public meetings, held on the 11th and 13th February 2016. The meetings also provided an opportunity for the Steering Group to report on progress on the Neighbourhood Plan, to invite comment on a vision and objectives for the Plan, and to explain the issues concerning the A120 road and options for a future bypass. There was also discussion about the Café Field planning application and the possible impact of the proposed development of housing. Comparisons were made about the relative merits of the clusters of sites to the west of Puckeridge and to the east of Standon.
- 3.18 During the two public meetings, many questions were posed about the planning process and the need for a Neighbourhood Plan, but there was clear support for completion of the Plan. At the meeting and in subsequent responses, there was some support for the development option to the east of Standon, but excluding Burr’s Meadow in Standon village. Concern about sewerage and the threat of surface water flooding was expressed. Traffic congestion and vehicle parking issues were also discussed - linked to concerns about the present and future effects of the A120 road through the Parish.



Presentation at Open Evening



Collecting Feedback

3.19 A full report on the public meetings is included in the background documents accompanying this Plan. The results of the discussions, supplemented by further representations confirmed to the Steering Group the list of issues which were of most concern to local residents. In terms of the options for housing development, the Steering Group considered two areas - the sites to the east of Standon, and land to the south of Puckeridge. The evaluation of the options was carried out by the Land Allocations Sub-Group – this process is described in the supporting document. After due consideration, the Steering Group decided that the latter option, centred on Cambridge Road, Puckeridge, would form the focus of the development strategy for the Neighbourhood Plan to be submitted to the District Council. The final version of the Plan, however, would be subject to further public consultation before submission.

#### STAGE 6: DRAFTING OF THE PLAN

3.20 Drafting of the Plan has been an iterative process, undertaken by the planning consultant to the Steering Group. Chapters 1 – 4 were drafted and approved by the Steering Group in the early part of 2016, and the vision and objectives were put to the public meetings in February. The policy section (Chapter 5) was built up in the subsequent months, and could only be completed following the work of the Land Allocations Group on the housing sites.

#### STAGE 7: PRE-SUBMISSION

3.21 Details of the pre-submission stage are set out above in paragraphs 1.6 – 1.8. The final version of this written statement was put to the Parish Council and the Steering Group on 11th October 2016 prior to publication and pre-submission consultation.

3.22 Throughout the preparation of the Plan the discussions at the Steering Group and in public consultation have been wide-ranging. Inevitably, many of the suggestions made by local residents have been excluded because they are not appropriate for consideration in a planning document. Nevertheless, the views have not been discarded – they have been passed to the Parish Council for further consideration and future action. The next section (Chapter 4) contains the vision for the Parish; this has emerged from the public views expressed during consultation and from the September 2015 survey. This forms the basis of the objectives and policies which are set out in Sections 4 and 5 of this Plan.

## 4. VISION AND OBJECTIVES

4.1 From the results of the public consultation events, the surveys, and background studies, a vision for the Parish was agreed by the Steering Group. This was first outlined to the public at the Open Days held in February 2016. The vision statement is set out in the following paragraph, followed by a set of objectives for the Plan.

4.2 The Vision Statement is as follows:

*“Standon will remain an attractive Parish within a beautiful Hertfordshire setting and preserve our distinctive rural character, scale and atmosphere. Each of the settlement areas that make up the Parish have retained their own distinctive character and remain separate with the quality of the landscape spaces between them continuing to define their shared identity.*

*Our Parish is enriched by its open aspect to the countryside, marked by buildings of character and offers a diverse range of independent shops and services.*

#### **By the year 2033 and beyond.....**

*....there will be growth in housing numbers, through the provision of new homes, purpose-built to meet local needs. These new homes will be provided in small clusters on sites that do not detract from the character of the Parish.*

*The green, leafy, open parts of the developed Parish will be reflected in any new housing development, with gardens in green surroundings. Development in historic areas will be made to suit its setting, but in new sites the appliance of good design principles will allow the Parish to benefit from the advantages of modern architecture and sustainable building practices.*

*Our Parish will continue to support local employment, businesses and facilitate new employment opportunities within the Parish for local people.*

*Our Parish will aim to manage our growth, with infrastructure and services to meet the needs of the local community.*

**A community where people will ‘want to live’ rather than ‘have to live’.  
A community where it is a joy to live for everyone.”**



View from Standon Church

4.3 In order to achieve the vision, the key objectives for the Neighbourhood Plan are set out below:

### CONTEXT

- To deliver sustainable development
- To mitigate, and adapt to, the effects of climate change

### ENVIRONMENT

- To protect and enhance the character and qualities of the rural landscape setting
- To offer greater protection to the retention of features important to the visual appearance and character of the Parish, including its built heritage, Conservation Areas, Listed Buildings, cherished views, green spaces, woodlands, natural habitats, and watercourses
- To protect and manage land that is important for biodiversity and nature conservation
- To protect and manage natural ground water sources and their habitats in order to maintain supporting ecosystems, to prevent water and soil pollution, and to sustain the role of water courses in flood prevention

### HOUSING AND DEVELOPMENT

- To provide sufficient housing in accordance with local-defined needs, with a high proportion of affordable housing for local residents
- To provide a mix of housing types, including smaller units for the elderly, and starter homes for young people
- To ensure that any new development is built to a high quality of design, high sustainability standard and which reinforces local distinctiveness
- To ensure that the location of new development is resilient to the effects of climate change and flood risk

### EMPLOYMENT AND BUSINESS

- To support the local economy through existing businesses and to encourage the expansion of local employment opportunities
- To ensure the continued provision of local shops and businesses
- To foster home working

### TRANSPORT

- To develop local transport links to provide the community with better access to employment and leisure opportunities
- To ensure safe vehicular and pedestrian access and promote pedestrian safety
- To provide adequate vehicular parking for the needs of residents and businesses and to ensure that visitor parking is provided on-site
- To locate new developments so that current problems with traffic congestion, car parking, and road safety are not exacerbated, and (if possible) reduced
- To manage the effects of the A120 Little Hadham bypass on Standon and Puckeridge
- To protect the “bands of interest” associated with possible routes of an A120 bypass of Standon and Puckeridge

### FACILITIES AND SERVICES

- To protect and improve existing community facilities
- To ensure the continued provision of exceptional health and well-being facilities (Doctors’ surgery and District Nurses)
- To protect and enhance green open spaces used for sport and recreation
- To protect, maintain and improve and, where possible, to create public rights of way to link local communities

4.4 These objectives were “mapped” against the strategic objectives and policies of the emerging draft of the East Herts District Plan. The linkages showed a high degree of conformity between the Standon Parish Neighbourhood Development Plan and the District Plan. These relationships will be monitored and reviewed throughout the plan period and the policies of this Plan will be adjusted and amended as and when appropriate.

## 5. THE POLICIES

### BACKGROUND AND CONTEXT

- 5.1 This chapter sets out the planning policies for the Parish of Standon for the period 2017 – 2033, which is aligned with the plan period for the emerging East Herts District Plan. In accordance with the Neighbourhood Plan Regulations 2012, this Neighbourhood Plan must satisfy “basic conditions” before it can come into force. These are as follows:
1. the Plan must have appropriate regard to national planning policy;
  2. it must contribute to the achievement of sustainable development;
  3. it must be in general conformity with the strategic policies in the development plan for the local area;
  4. it must be compatible with European Union (EU) Regulations, including human rights requirements.
- 5.2 At the time of preparing this Plan, the current development plan for the area consisted of the “saved” policies of the East Herts Local Plan Second Review April 2007, and Minerals and Waste Plans produced by Hertfordshire County Council. The East Herts policies of 2007 will be replaced by the East Herts District Plan which is expected to be formally adopted by the Council in early 2018. When this Neighbourhood Plan is formally “made” by the District Council it will also form part of the statutory development plan for the area.
- 5.3 As explained below, during the formulation of this Plan, considerable regard had been paid both to the “saved” policies of the 2007 Local Plan, as well as to the emerging policies of the East Herts District Plan. There is a duty and commitment by the District Council to review its planning policies whenever the need is demonstrated. Consequently, the Parish Council will monitor and review this Neighbourhood Plan, so as to ensure that the policies remain in general conformity with the adopted East Herts District Plan.
- 5.4 Together with the results of public consultation and involvement, the Parish Council considers that this Plan fulfils the requirements of the Regulations and satisfies the “basic conditions”. The planning policies, together with the reasoned justification for them, are set out below. These policies reflect the main issues which were raised in consultation, and are arranged in the same topic order as the key objectives which are set out in Chapter 4 above.

### SUSTAINABLE DEVELOPMENT

- 5.5 The overall policy context for the Neighbourhood Plan is provided by the National Planning Policy Framework (NPPF), as well as the East Herts policies referred to in paragraph 5.3 above. Regard has also been taken of National Planning Practice Guidance (NPPG), introduced on-line by the Government from March 2014.

- 5.6 In these documents, particularly in paragraph 14 of the NPPF, there is a commitment to the principles of sustainable development. These were originally included in the UK Sustainable Development Strategy Securing the Future (2005), as follows:

1. living within the planet’s environmental limits;
2. ensuring a strong, healthy, and just society;
3. achieving a sustainable economy;
4. promoting good governance;
5. using sound science reasonably.

- 5.7 At the heart of the NPPF, there is a presumption in favour of sustainable development, which should be a common theme, running through plan-making (including Neighbourhood Plans) and decisions made on planning applications for development. Those overall principles are reflected both in the East Herts Local Plan Second Review 2007 and in the emerging District Plan (policy INT1). The Standon Parish Council and this Neighbourhood Plan is strongly committed to those principles and to the delivery of sustainable development. In accordance with the objectives of Chapter 2 of the District Plan, the Neighbourhood Plan seeks to protect and maintain the strong sense of community in the Parish, whilst protecting and enhancing the environment for future generations. At the same time, the Plan is intended to support the local economy and the network of facilities and services in ways that help to sustain local character.

### POLICY SPI

**Support will be given to development proposals which accord with the principles of sustainable development, as set out in the National Planning Policy Framework (NPPF) and the (emerging draft) East Herts District Plan.**

### CLIMATE CHANGE

- 5.8 The NPPF recognises the key role of planning in helping to adapt to, and mitigate against, the effects of climate change, in accordance with the objectives and policies of the Climate Change Act 2008. The emerging East Herts District Plan (Chapter 22) is also committed to these important aims. Within this overall context, the Neighbourhood Plan seeks to encourage a low-carbon economy in the Parish of Standon, based on advice from the Centre for Sustainable Energy publication Low Carbon Neighbourhood Planning.

### POLICY SP2

**Support will be given to development which seeks to mitigate the effects of climate change, by:**

- (1) **Applying the highest standards of energy efficiency in new buildings**
- (2) **Supporting the use of land within the parish for food production that meets the needs of local people and creates local markets.**

## ENVIRONMENT LANDSCAPE

- 5.9 From the responses to public consultation, it is clear that the countryside and landscape of Standon Parish is highly valued by the local community and by visitors to the area. The importance of the landscape is set out in Chapter 16 of the District Plan (policy DES1). The rural landscape of the Parish is described in the East Herts Landscape Character Assessment, adopted by the District Council as a Supplementary Planning Document (SPD) in 2007. Its characteristics are also examined in great detail in the Environment Report which has been produced as a background document to this Plan.
- 5.10 According to the SPD, the Parish of Standon is located in three Landscape Character Areas. Much of the southern part of the Parish lies within the High Cross Plateau (Area No.73). The central part is substantially the Upper Rib Valley (Area No.91). The remainder is contained by the Puckeridge Parklands (Area No.92).
- 5.11 The **High Cross Plateau** is the area between High Cross and Colliers End. It is described as a “two speed” landscape, an open undulating clay plateau, bisected by the A10 dual-carriageway. It is largely an arable landscape, with a number of ancient woodlands. The area to the east of the A10 has larger fields, with no settlements, whereas to the west there is a more intimate landscape, including Colliers End and some isolated farmhouses.
- 5.12 The **Upper Rib Valley** is the essential core of the Parish, and includes the main settlements of Standon and Puckeridge. Its main characteristics are of an undulating valley form, generally quite open, but narrowing around Standon village. The area is generally in arable cultivation, with some ancient woodlands (particularly Plashes Wood), hamlets and isolated farmhouses. The areas around Standon Lordship, Latchford, and Barwick Ford are especially attractive.
- 5.13 The **Puckeridge Parklands** are a linear area on the western edge of the Parish, to the north and south of Puckeridge village. It is characterised as disturbed parkland along the A10, on the upper slopes of the Rib Valley. Generally the area is well-wooded, with estate arable farmland, isolated farms and mature parkland trees. There are no settlements, but the most distinctive feature of the area is St. Edmund’s College, which is enclosed by extensive landscaped grounds.
- 5.14 The detailed character assessments confirm the perceptions of local people about the landscape, particularly the Upper Rib Valley, which has a strong strength of character according to the SPD. It is recommended that the landscape should be conserved and restored. The landscape in the other two areas is described as moderate. For the High Cross Plateau, it should be improved and conserved. On the Puckeridge Parklands, the landscape is described as “good”, which reflects the contribution made by the estates and St. Edmund’s School. The SPD recommends that it should be conserved and strengthened.
- 5.15 The Parish Council supports this approach to the conservation and improvement of the landscape, based on thorough analysis. It also endorses the policies in the emerging East Herts District Plan, which seek to conserve the rural landscape, in particular policy DES1. For individual landscape proposals, policy DES2 Landscaping seeks to retain, protect, and enhance existing landscape character.
- 5.16 Within the Parish, the relationship between the main settlements and the surrounding countryside is particularly important and is valued by local residents. The ancient village of Standon has a linear form, set in the valley of the River Rib. In both Standon and Puckeridge, there is a strong visual perception of the twin settlements being surrounded by open countryside. This relationship is also important to Colliers End, Barwick, and the various hamlets.

- 5.17 It is essential that any new development in the Parish respects its distinctive landscape character. This Neighbourhood Plan has identified a number of key views and vistas, the protection of which are essential to maintain the overall countryside setting and character of the main settlements. These are shown in detail on the Proposals Map.

## POLICY SP3

**All proposals for development must seek to protect and enhance the key views and vistas as indicated on the Proposals Map.**

## CONSERVATION AND HERITAGE

- 5.18 From the consultation response, it is also clear that the public places a great deal of value on the historic environment and built heritage of the Parish. The essential features of these heritage assets are described in the Environment Topic Paper. Central to local concerns are the two Conservation Areas in Standon and Puckeridge. For both villages, Conservation Area Appraisals were completed by East Herts Council and approved in October 2014. The centre of the Standon Conservation Area runs along the High Street, which was the venue for mediaeval markets, with its many listed buildings. The most prominent building is the Grade I Listed church of St. Mary, which dates from the 13th and 14th centuries.
- 5.19 In Puckeridge, the Conservation Area lies at the historic heart of the village, which also held a fair, dating from the 14th century. Later the village developed as a servicing point for carriage traffic on the main London Cambridge road – there are a number of listed buildings dating from that period. Since the opening of the A10 bypass, there has been a marked improvement in the overall character and appearance of the Conservation Area.
- 5.20 To the south of the Parish, Colliers End was also associated with the servicing of traffic on the turnpike, and contains a number of listed buildings from that period. As in Puckeridge, the village has also benefited from the opening of the A10 bypass.
- 5.21 In the rural parts of the Parish, the hamlets also contain many features of historic interest. In the Rib Valley, there lies Standon Lordship, the former home of the Sadleir family, which is surrounded by its attractive water meadows. The importance of the meadows as a flood plain is fully recognised by the community. Further to the south, there is the ancient hamlet of Latchford, with its cluster of listed buildings. On the southern boundary of the Parish is Barwick Ford, with the nearby Manor House, an attractive local beauty spot. Other prominent heritage assets include the St. Edmund’s College at Old Hall Green, and the hamlets of Wellpond Green and Broken Green.
- 5.22 The Parish Council supports the aims of the emerging East Herts District Plan, which seeks (policy HA1) to protect the heritage assets of the District. The District Plan also contains a pledge (policy HA2) by the District Council to engage with local communities on the protection of non-designated heritage assets. With regard to Conservation Areas, the District Plan, in policy HA4, states that any new development, alteration or extensions to existing buildings will be permitted where they preserve or enhance the established character of the area. Proposals outside a Conservation Area which affect its setting will be treated likewise.
- 5.23 This Neighbourhood Plan supports policy HA4, also policy HA5 (controlling the design of shop fronts), policy HA6 (regulation of advertisements in Conservation Areas), and HA7 (development affecting listed buildings). The last-mentioned is strongly supported by the Parish Council, given the numbers of listed structures in the Parish.

5.24 Within the Standon and Puckeridge Conservation Areas, there are certain open spaces which contribute much to the overall character of the villages. The most important of these spaces, which have been identified in public consultation, are shown on the proposals map. These areas, listed in policy SP5 below, are designated as Local Green Spaces, in accordance with paragraphs 76 – 78 of the National Planning Policy Framework.

#### POLICY SP4

**In accordance with the East Herts District Plan and the guidance in Conservation Area Appraisals, the Conservation Areas of Standon and Puckeridge will be protected and enhanced.**

**All designated heritage assets in the Parish, including listed buildings and Ancient Monuments, will be conserved and enhanced.**

**Proposals affecting non-designated heritage assets will be permitted provided that they conserve or enhance the quality of the asset or its setting.**

#### POLICY SP5

**Within the Conservation Areas of Standon & Puckeridge and their settings, the following open spaces (as shown on the Proposals Map) will be protected and enhanced:**

- (1) Burr’s Meadow, Standon
- (2) The Green at Standon
- (3) Open land between the rear of New Street House and Paper Mill Lane, Standon
- (4) Triangle of land to the north of the White Hart Inn, Puckeridge
- (5) Land south of Mentley Lane East
- (6) Land on the brow of the Café Field, Puckeridge
- (7) The Charities Land to the north of the Café Field, Puckeridge
- (8) The Green fronting Clements Close, Puckeridge

**In the areas listed above, there will be a presumption against development, except in very special circumstances.**

#### GREEN INFRASTRUCTURE

5.25 The emerging East Herts District Plan seeks (in policy NE4) to establish a network of green infrastructure across the local authority area. Green infrastructure is defined in the NPPF as follows: “A network of multi-functional green spaces, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.”

Green infrastructure policies and practices are well-established in Hertfordshire following the publication of the Hertfordshire Strategic Green Infrastructure Plan in 2010. East Hertfordshire was one of seven District Councils in the county which produced more detailed Green Infrastructure Plans. In the East Herts document (2011), the River Rib was considered to be a key component of green infrastructure in the district.

5.26 The Parish Council supports the concept of green infrastructure and the positive approach adopted by the District Council, in particular the recognition of the River Rib and its valley as a key asset. In accordance with District Plan policy NE3, developers will be encouraged to consider opportunities for the further enhancement and creation of green infrastructure in the Parish.

#### BIODIVERSITY

- 5.27 The Parish, with its attractive rural landscape has a wide range of flora and fauna, details of which are appended to the Environment Topic Report. Although there are no sites of international significance, there is one Site of Special Scientific Interest (SSSI) at Plashes Wood. There is also a general need to protect wildlife habitats and species, in line with the NPPF (paragraph 117) and the emerging East Herts District Plan (policies NE1, NE2, and NE3). In particular, there are areas in the Parish containing ancient hedgerows, deciduous woodlands, traditional orchards, and herb-rich meadows which are recognised as habitats and species of principal importance in England.
- 5.28 Within the Parish, the Hertfordshire Environmental Records Centre has listed 78 sites of ecological interest. Many of these have been designated as Local Wildlife Sites by the Hertfordshire Wildlife Sites Partnership, which is led and co-ordinated by the Herts and Middlesex Wildlife Trust. The Hertfordshire Biodiversity Action Plan identifies wildlife species and habitats which are a priority for conservation. Standon Parish is particularly rich in its biodiversity: the sites and habitats which have been highlighted are set out in the Environment Topic Paper. The designated wildlife sites are shown on the Proposals Map and are listed in Appendix A. In addition, there are a number of non-designated sites of nature conservation interest, which merit protection (see District Plan policy NE2).

#### POLICY SP6

**Within Standon Parish, habitats and species of principal importance in England will be protected, particularly ancient hedgerows, deciduous woodlands, herb-rich meadows, and traditional orchards.**

**In accordance with the Hertfordshire Biodiversity Action Plan, the following sites shown on the Proposals Map will be protected from development:**

- (8) Plashes Wood (SSSI)
- (9) Designated wildlife sites, as listed in appendix A

**Protection will also be afforded to other non-designated sites of nature conservation interest as identified by the Hertfordshire Environmental Records Centre.**

**The following hedgerows, as shown on the Proposals Map, will be protected from development:**

- Roadside hedgerows to the east and west of Cambridge Road, Puckeridge
- Hedge boundary to the south of the Co-op site, Puckeridge (SLAA site 35/034)
- Hedge boundaries to the south of St Thomas’s School, Puckeridge
- Hedgerows on Paper Mill Lane, Standon
- Hedgerow defining the eastern boundary of the Standon Conservation Area, at right angles to the Hadham Road
- A former green lane in line with SLAA site 35/016, forming the Parish boundary to the north of Fisher’s Mead
- A long spinney, from the south west corner of SLAA site 35/016 to the Parish boundary

**There will be a general presumption against development which proposes the removal of hedgerows and trees adjacent to Public Rights of Way in the Parish of Standon.**

5.29 The NPPF (paragraph 122) states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Most of Standon Parish consists of agricultural land and there are a number of large working farm holdings. Farming is a key element of the local economy and its role is supported by the emerging East Herts District Plan which seeks to achieve the most effective use of land as a resource. In Standon Parish, the bulk of the agricultural land is designated under the national agricultural land classification (ALC) as Grade 2 or 3a. Wherever possible this higher grade land should be protected from development in the interests of local farming infrastructure and its future viability.

### PROTECTION FROM POLLUTION

5.30 A number of concerns were raised during public consultation about the effects of development on the levels of pollution. This is covered by the NPPF (paragraphs 123 – 125) and the emerging East Herts District Plan (Chapter 23). Reference was made by respondents to the possible effects of light pollution, particularly in the area of Standon and Puckeridge and the A10 and A120 principal roads. This issue is addressed in policy EQ3 of the District Plan.

### HOUSING AND DEVELOPMENT HOUSING LAND SUPPLY

- 5.31 During successive stages of public consultation, the primary focus of the debate was on housing. This is a major planning issue, both locally and nationally. The East Herts District Plan will contain a figure for the supply of dwellings over the period 2011 – 2033. In the latest West Essex and East Herts Strategic Housing Market Assessment (SHMA), the forecast dwelling need for the period 2011 – 2033 was 16,390 units, equivalent to 745 dwellings per annum. This figure has been incorporated in policy DPS1 of the District Plan.
- 5.32 In recent years, in the absence of an up-to-date District Plan, planning applications for housing have been determined against the NPPF and the “saved” policies of the East Herts Local Plan Second Review 2007. The NPPF presumption in favour of sustainable development, and the lack of a five-year housing land supply, has resulted in an upsurge of planning permissions granted on appeal in the rural area beyond the Green Belt. In Standon Parish to date, however, the appeal process has only affected the former Co-op site on Cambridge Road, Puckeridge, where outline permission was granted for 24 dwellings.
- 5.33 During the early stages of preparation for the District Plan, a number of sites were assessed by the District Council in Standon Parish as part of the Strategic Land Availability Assessment (SLAA). Most of these sites were rejected, however, because they were located outside the designated village boundaries of Standon, Puckeridge, and Colliers End.
- 5.34 Both the NPPF and the East Herts Local Plan Second Review 2007 contain a presumption against development in the open countryside. This policy was repeated in the Draft East Herts District Plan Consultation, published in early 2014, and will be ratified in the pre-submission District Plan (policy GBR2). A development strategy for the District is set out in policy DPS2, which aims to prioritise future development on brownfield sites in the towns and selected villages. For the long term, the bulk of housing will be located on green field sites, involving releases of Green Belt land.
- 5.35 A village hierarchy, which has been a key element of rural settlement policy for over 30 years, will be retained (with some detailed modifications) in the District Plan. Thus, development in the rural areas will be directed to Group 1 villages, as set out in policy VILL1. Standon and Puckeridge are paired together as a Group 1 village, and will be the focus for future housing development in Standon Parish. In policies VILL1 and VILL4, Town and Parish Councils are “encouraged” to prepare Neighbourhood Plans to allocate land for development, an invitation which was accepted by

Standon Parish Council. In terms of distribution, the District Council in 2014 advised that Group 1 villages should provide sites for at least a 10% increase in dwellings for the period 2011 – 2031 (now extended to 2033). For Standon and Puckeridge, the total dwelling increase would be at least 150 units – in terms of housing numbers, therefore, this was the starting point for the preparation of this Neighbourhood Plan.

- 5.36 In the draft District Plan, Colliers End is listed in policy VILL2 as a Group 2 village, where limited infill development will be acceptable within the defined boundary of the built-up area. This boundary, which is shown on the Proposals Map, has been extended to include a development site to the north of the church (see policy SP8 below). Those villages not listed as Group 1 or Group 2 settlements will be considered as Group 3 villages, where limited infill development will be acceptable, provided that it's identified in an adopted Neighbourhood Plan. There are no Group 3 villages in Standon Parish. Accordingly, for the purposes of this Plan, policy GBR2 of the District Plan will be applied to all parts of the Parish, except for Standon and Puckeridge and Colliers End. Thus there will be a presumption against development in the Rural Area beyond the Green Belt, with certain exceptions (see policy SP9 below).
- 5.37 Since the commencement of work on this Plan, the indicative dwelling requirement has been reduced to a figure of at least 136 units. This followed the granting of an outline planning permission, on appeal, for 24 dwellings at the former Co-op site on the Cambridge Road. The new figure was taken into account by the Land Allocations Group, set up by the Neighbourhood Plan Steering Group to assess sites for housing development and to examine the boundaries of the Group 1 and Group 2 villages.
- 5.38 A full account of the assessment undertaken by the Land Allocations Group is set out in a background report to this Plan. The sites which were recommended for development, subject to public consultation, are listed below in Policy SP7.

### POLICY SP7

**For the plan period 2017 – 2033, development will be concentrated on the Group 1 settlement of Standon and Puckeridge, within the defined village boundaries as shown on the Proposals Map.**

**The following sites are allocated for housing development:**

- **Land East of Cambridge Road, Puckeridge (“Co-op Site”) (24 dwellings) (SLAA site 35/034)**
- **Land West of Cambridge Road, Puckeridge (45 dwellings) (SLAA site 35/033)**
- **Lower Café Field, Puckeridge (93 dwellings) (SLAA site 35/004)**
- **Chestnuts and Glanton, Cambridge Road, Puckeridge (23 dwellings) (SLAA site 35/017)**

### POLICY SP8

**In the Group 2 settlement of Colliers End, there will be limited infill provision for housing of up to five dwellings, in accordance with Policy VILL2 of the East Herts District Plan. Development will be permitted within the defined village boundaries as shown on the Proposals Map.**

**Please see Proposal Map in Appendix for a conceptual layout of housing in the above land allocations.**



Puckeridge High Street

## POLICY SP9

**In all other parts of Standon Parish, with the exception of the Group 1 and Group 2 Villages, there will be a presumption against development in accordance with the National Planning Policy Framework and East Herts District Plan Policy GBR2. Exceptions to this presumption, for specified rural needs, will be determined against policies GBR2 and HOU4 of the District Plan and policy SP12 of this Plan.**

*NB: For the purposes of policies SP8 and SP9, the definition of “infill” requires that any new property contributes to the character of the street scene in exactly the same way as existing development.*

## HOUSING NEEDS

- 5.39 The Parish Council has given careful consideration to the issue of housing needs, and to the views expressed by local residents at consultations events and in the Parish Survey. A key objective of the emerging District Plan seeks to ensure that new housing is accessible to, and meets the needs and aspirations of, the District’s communities. This aligns with the objectives of this Neighbourhood Plan.
- 5.40 The District Plan sets out the Council’s aspirations for the supply of housing of different types. It includes policies relating to the type, mix, and density of new housing and the provision of affordable housing. Requirements are informed mainly by the 2015 Strategic Housing Market Assessment (SHMA), which sets out criteria for tenure and size mix. This is elaborated in policy HOU1 which requires that “an appropriate mix of housing tenures, types and sizes” in proposed developments of five or more gross additional dwellings.

- 5.41 The Parish Council supports the general thrust of policy HOU1. In the Parish of Standon the public consultations and survey results revealed a wide range of views, with a preference for smaller dwellings, of 1, 2, 3 and/or 4 bedrooms. Most survey respondents favoured semi-detached houses, although the over-60 age group expressed a clear preference for bungalows. The inference is that developers should consider a range of dwelling types, according to local needs and preferences.

## POLICY SPI0

**In the Parish of Standon, there will be a mix of housing tenures, types, and sizes in accordance with current and future local housing needs and housing market assessments.**

## AFFORDABLE HOUSING

- 5.42 With regard to housing needs, it is clear, from the East Herts District Plan, the 2015 Strategic Housing Market Assessment (SHMA) and from the results of public consultation, that there is a need for housing which is affordable. The NPPF has defined affordable housing as “social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.”
- 5.43 For East Hertfordshire, the SHMA identified a total affordable housing requirement of 31% of total housing provision. In order to deliver this identified need, policy HOU3 of the District Plan requires the following:
- (a) up to 35% affordable housing on sites proposing 11 to 14 gross additional dwellings;
  - (b) up to 40% affordable housing on sites proposing 15 or more gross additional dwellings, or 0.5 hectares or more in size..
- In the reasoned justification for policy HOU3, the District Council stresses that the required proportion of affordable housing must be considered against issues of viability and the need to provide socially balanced and mixed communities. The District Council also acknowledges that the Housing and Planning Act 2016 has introduced a requirement for local authorities to promote the supply of starter homes. At the time of writing, secondary legislation was awaited, but the District Plan, in policy HOU3, will deal with the starter homes requirement on a site by site basis.
- 5.44 From the Neighbourhood Plan Survey, there was clear support for more units of affordable housing. The results showed that about 30% of new dwellings should be “affordable”, of which 60% should be for sale in shared ownership, and 40% for rent. There was also a response in favour of 17% of new housing for private sector renting, which indicated a high demand. In the past two years, there has been an upsurge in the private rental sector in the District which has changed the nature of the local housing market. Nevertheless, there is clear support for affordable housing in the Parish, supported both by the survey results and by anecdotal evidence.

## POLICY SPI1

**In the villages of Standon, Puckeridge and Colliers End proposed housing schemes are required to include a proportion of dwellings which are affordable in accordance with District Plan policy HOU3, subject to other policies in this Plan.**

5.45 The District Plan also makes provision in policy HOU4 for rural exception sites, outside the village development boundaries, where planning permission would not normally be secured. Development would be 100% needs-based, subject to a set of criteria in policy HOU4. For Standon Parish, it is considered that this policy should be applied strictly for local needs, as set out in the policy below.

## POLICY SPI 2

**For the purposes of the Standon Parish Neighbourhood Development Plan, the eligibility criteria for Local Needs Affordable Housing on rural exception sites are as follows:**

- **During the first 16 week period, the Affordable Housing Units shall be allocated to persons who, in the first instance:**
  - (1) **have been ordinarily resident in the Parish of Standon for the 12 months immediately preceding the date of application for the affordable housing unit or who have at any time previously resided in the Parish for at least five years, or;**
  - (2) **have a strong local connection with the Parish of Standon through (a) a close family connection or (b) being employed within the Parish.**
- **In the second instance, if no applicant qualifies after 16 weeks under the first set of criteria, those who are resident in, or have a strong connection with, the neighbouring parishes of Braughing and Buntingford**

*NB: Strong Local Connection means, in relation to eligible persons, a close family association, or employment in the relevant area.*

*Close family association means a close family relationship of a person (i.e. brother/sister/son/daughter/mother/father) who is resident in the relevant area and have been resident there for a period of five continuous years.*

*Employment means a person who is self-employed, permanently employed, or has accepted in writing a firm offer of employment within the relevant area.*

## DENSITY OF HOUSING

5.46 The District Plan considers the question of housing density, which varies across East Hertfordshire. Generally, densities are increasing, especially in the towns, but there is clearly a need to recognise the possible effects upon the character of an area. Policy HOU2 of the District Plan acknowledges that “in villages...lower net densities may be appropriate to respond to local character and context. The issue of density was raised locally in public consultation, and was investigated by the Land Allocations Group in its work. It was concluded that the most appropriate density for new housing development in the villages would be 25 dwellings per hectare (25dph). This figure is close to the average density of existing housing areas in Standon and Puckeridge (see Land Allocations Group Report).

## POLICY SPI 3

**For all new housing developments of 10 or more dwellings, the on-site density should not exceed 25 dwellings per hectare (25dph).**

## DESIGN OF DEVELOPMENT

- 5.47 The emerging East Herts District Plan recognises the importance of design quality which helps to protect and enhance local character. Detailed criteria are set out in Chapter 16 and policy DES1 of the District Plan. From the results of the Neighbourhood Plan survey, it is clear that local people feel strongly that new housing should be built in sympathy with the historic environment. There was little support for modern styles of development and uniformity of design.
- 5.48 The District Plan also supports the principles of sustainable design in new development. The District Council collaborated with Hertfordshire County Council and the other District Councils in the publication of **Hertfordshire Futures**, a guide to promoting sustainability in development. It includes an interactive Sustainable Design Toolkit, containing design guidance for most types of development. At the national level, **Building for Life 12** is a recognised procedure for appraising the overall quality of development. Both initiatives are supported through the District Plan, which also sets out the Council's approach to planning applications, Design Codes, Design Reviews, and its aims in protecting local character and amenity (see policy DES1). This positive attitude to good design is fully supported by the Parish Council.

## POLICY SPI 4

**The scale and design of new development will reflect the overall character of the built environment in the Parish of Standon. In particular, the following guidelines will apply:**

- **All new development should be responsive to the design context of the Parish and its local setting (see also policy SP3)**
- **Building materials should be in harmony with existing properties**
- **New buildings should respect neighbouring roof profiles and pitches, the characteristic spacing between buildings, the historic building lines, and the overall density of development in the villages**
- **Detailing should be in line with traditional design features**
- **Infilling should not obscure key public views of the surrounding countryside, nor should it reduce significantly the garden areas which are essential to the setting of existing residential properties**
- **Redevelopment, alteration and extensions to historic farmsteads and agricultural buildings in Standon Parish should be sensitive to their distinctive character, materials and form**



Garden Areas



Standon House Style

5.49 At the national level, there is government support for sustainable design, which can help to enhance energy efficiency and mitigate the effects of climate change. Government policy, derived from the Climate Change Act 2008, seeks to achieve higher standards of construction through the application of changes to the Building Regulations. Nevertheless, there is much that can be achieved via the planning process. It is intended that high standards of sustainable design should be applied to the Parish of Standon. At the same time, renewable energy installations should respect the character of the built environment and the landscape, and must not disrupt key public views and vistas, as shown on the Proposals Map. The Flood and Water Management Act 2010 requires the adoption and management of sustainable drainage systems (SUDS) for all developments of more than one property. Hertfordshire County Council, as the Lead Local Flood Authority (LLFA), will be responsible for the approval of all new drainage plans and the adoption of new standards. Although the Government has exempted Neighbourhood Plans from this process, it is expected that this Plan should follow the approach as set out in policy SPI5 below.

### POLICY SPI5

**Encouragement will be given to the construction of new dwellings to high standards of sustainability. All new buildings, wherever possible, will be constructed to the highest standards of energy efficiency. New buildings should incorporate the use of renewable energy technologies and other low energy systems in order to reduce carbon emissions.**

**Support will be given to the incorporation of sustainable urban drainage schemes (SUDS) and water recycling facilities in all new developments.**

### ECONOMY AND EMPLOYMENT

5.50 The NPPF seeks to build a strong, competitive economy, and seeks to promote economic development in rural areas (NPPF, paragraph 28). This is also one of the key aims of the East Herts District Plan. In policy ED1 of the District Plan, provision of new employment uses is supported in principle, coupled with the protection for existing businesses. There are several employment sites in Standon and Puckeridge which provide a valuable source of local jobs and business activity. From the results of public consultation, reinforced by the Parish Survey, there is clear support for these local businesses. There was also encouragement for the creation of additional businesses.

5.51 Despite a decline in the numbers of outlets in the Parish, retailing remains a significant part of the local economy, concentrated on the village centres at Standon and Puckeridge. Details of shops and other retail outlets are listed in the Economy Background Report. The emerging East Herts District Plan (Chapter 15) recognises the importance of village shops, not only as businesses, but as community assets. In the District Plan, Puckeridge is classed in the retail hierarchy as a Local Parade (Villages). Policy RTC5 of the District Plan seeks to resist proposals that result in the loss of individual shops. The Parish Council endorses the policy and will continue to support the retention and development of local shops and retail outlets.

5.52 Although employment in farming has declined markedly in the past 50 years, it is still a vital part of the local economy. The NPPF (paragraph 28) supports the principle of a strong and prosperous rural economy, which is reinforced by policy ED2 of the East Herts District Plan. There is a clear link between the prosperity of the local economy and the quality of the landscape, and the maintenance of the countryside setting for the villages and hamlets. The Parish Council recognises

that there should be a presumption in favour of rural economic development and encourages local businesses to develop and create employment opportunities locally. At the same time, business should be appropriate to the rural character and the built heritage of the area. The Parish Council will engage in multi-agency working to develop opportunities for economic development, job creation, and the enhancement of skills.

### POLICY SPI6

**(1) The following employment areas, as shown on the Proposals Map, will be protected from changes of use:**

- **Enfield Safety Supplies Site, Station Road, Puckeridge (SLAA site 35/010)**
- **Standon Business Park (SLAA site 35/011)**

**(2) Development proposals to change the use of existing shops, post offices, public houses, and other commercial enterprises will be resisted, unless it can be demonstrated that their continued use is unviable.**

### POLICY SPI7

**(1) New business, retail and employment uses will be permitted, provided that new or expanded businesses are appropriate in scale and type to the rural character of Standon Parish and the settings of its villages and Conservation Areas. The following criteria will be applied:**

- **The proposed development would not have a significant impact on the amenity of the occupants of neighbouring properties, and**
- **The site is capable of accommodating the proposed development, together with its necessary vehicle parking and servicing arrangements.**

**(2) Employment and business opportunities created by the diversification of farming will be encouraged.**

### TRANSPORT

#### HIGHWAYS AND ROAD TRAFFIC

5.53 Puckeridge is located at a key point in the regional highways network, where the A120 east-west route meets the A10 London – Cambridge road. For many years after the end of the Second World War, the A120 was part of a planned east-west trunk road, linking the Haven Ports of Essex to Thame in Oxfordshire and beyond. The history of these planned improvements and the decline in the status of the A120 is described in detail in the Transport Background Paper. Nevertheless, the A120 remains an important element in Hertfordshire's principal road network, and it is the County Council's long-term intention to construct a bypass to Standon and Puckeridge.

5.54 By contrast, the A10 has been progressively improved to dual carriageway standard. The Puckeridge bypass was completed in 1972 and provided considerable relief to the centre of the village from the burden of heavy volumes of through traffic. In 2004, the dual carriageway was opened from Puckeridge to the Ware bypass, bypassing Colliers End.

5.55 Both these principal routes continue to carry heavy volumes of long-distance traffic, with increasing flows of local traffic from local towns and villages. Car ownership in Standon Parish is growing, and at the time of writing averages 2.3 cars per household. There is a high level of out-commuting from the Parish, almost entirely by car. Local employment sources are in Hertford, Ware, Bishop's Stortford and the Lee Valley. Standon and Puckeridge are further from a railway station than any other substantive settlement in Hertfordshire. Consequently, many commuters must travel by car to local stations, en route to Greater London workplaces.

5.56 Traffic flow information and local analysis show that the main traffic problems are associated with the A120 and the competition between through traffic and local movements. Conflicts are particularly severe at the junctions between the A120 and Standon High Street, Station Road, and Cambridge Road, Puckeridge. These issues are expected to increase during the plan period, especially after the expected completion of the Little Hadham bypass in 2019. At the time of writing, the Hertfordshire County Council, as the Highways Authority, is considering short and medium term measures to address the effects of changing traffic flows arising from the construction of the Little Hadham bypass.

5.57 As a result of the work of the Land Allocations Group, this plan proposes that new housing developments for the period to 2033 should be concentrated along the Cambridge Road at Puckeridge (see policy SP7 above). As part of the development concept for the Cambridge Road area, a new road connection to the A10 is proposed, with a closure of the egress from Cambridge Road to the A120. This will reduce the accident risks at the current junction between the Cambridge Road and the A120. It will also alleviate traffic build-up at peak times in the historic High Street of Puckeridge, when drivers seek to avoid the dangerous A120 junction. The proposed scheme conforms to the principles set out in the Hertfordshire Local Transport Plan 2011, and policy TRA2 of the District Plan (Safe and Suitable Highways Access and Mitigation). It is underpinned by detailed statistics on traffic movement and accidents at the A120/ Cambridge junction, which were obtained from the County Council and Hertfordshire Police.



Proposed new road layout

## POLICY SPI8

**As part of the Cambridge Road development proposals set out in policy SP7, a new egress road will be constructed between Cambridge Road and the A10, as shown opposite. This will be implemented in association with the closure of the egress from Cambridge Road to the A120.**

## VEHICLE PARKING

- 5.58 In the village survey returns, considerable concerns were raised about vehicle parking, particularly in Standon and Puckeridge. Problems were reported in many locations but the most frequently mentioned were Standon High Street, Puckeridge High Street, and Station Road. Comments were also made about inconsiderate and illegal parking – at junctions, on pavements, and in restricted areas. As with traffic and highways, the overall solutions to these problems may be beyond the scope of this plan, although the East Herts District Plan (policy TRA3) does seek to integrate car parking as a key element in the design of new housing layouts.
- 5.59 Current car parking standards are contained within the East Herts Council Supplementary Planning Document Vehicle Parking Provision at New Development, which was adopted by the Council in 2011 (see also policy TRA3 of the District Plan). For most residential developments, a standard of 1.5 car spaces per dwelling is applied. In rural areas such as Standon Parish, local evidence shows that this is inadequate, given the current levels of car ownership and the lack of public transport. The Neighbourhood Plan therefore seeks to apply the level of parking provision according to the characteristics of travel patterns in the rural area and the likely car ownership rates.

## POLICY SPI9

**In all development proposals for new residential development, adequate off-road car parking should be provided. The following standards will be applied:**

- For developments of one or two bedrooms, two or three parking spaces per dwelling will be required within the site
- For developments of three bedrooms, four parking spaces per dwelling will be required on site
- For developments of four bedrooms, five parking spaces per dwelling will be required on site
- For visitor car parking, one space will be required for every two to three dwellings
- For sheltered housing units, including housing for older people, a minimum of one off-street car parking space per unit will be required, together with one space per warden, and a ratio of one visitor parking space per two units

## PUBLIC TRANSPORT

- 5.60 Since the closure of the branch railway line, there has been a continuous decline in public transport in the Parish. Details of local bus services are set out in the Transport Topic Paper. From the Parish Survey, it would appear that only half of the local population ever use local bus services, and a third use them only rarely. The implication from the survey responses is that a considerable number of residents would never use local buses. This conclusion is hardly surprising in terms of the numbers and frequency of services. Travel options and destinations are extremely limited, thus rendering the services unusable for journeys to work.

5.61 Both the District Plan (in policy TRA1) and the Hertfordshire Local Transport Plan 2011 advocate sustainable forms of transport, including cycling and walking, as well as public transport. As far as bus services are concerned, they have been particularly affected by cuts to local government. Accordingly, Hertfordshire County Council has reduced its level of subsidy to rural bus services, and there is little prospect of improvements in the foreseeable future. Consideration of the issues for Standon Parish is set out in more detail in Appendix I. The Parish Council will continue to monitor the concerns and will support the adoption of “smarter choice” travel measures, such as workplace travel plans, car clubs, car sharing schemes, and the development of Intelligent Transport Systems.

### CYCLING AND WALKING

5.62 Cycling has increased in popularity in recent years, and the extensive network of footpaths in the Parish favours walking as a recreational pursuit (see policy SP22 below). There are various impediments to the development of these modes of movement, not least the sheer volumes of vehicular traffic. The Parish Council will support any initiatives which improve facilities for cyclists and pedestrians.

### POLICY SP20

**Improvements will be made to improve walking and cycling links within the parish community to facilities and services, the High Streets, and existing and new recreational areas.**

### THE A120 BYPASS

5.63 The A120 bypass was originally planned as part of a strategic east-west trunk route from the Haven Ports to the West Midlands and the North. The history of the planning process is described in the Transport Topic Paper, explaining how the status of the A120 has declined in the past 30 years. Nevertheless, the County Council is responsible for the maintenance of the A120 and its future improvement. In early 2016 the County Council published a consultation leaflet. The leaflet explained the potential need for the bypass and sought views on two alternative route corridors – one to the north, and one to the south, of Standon and Puckeridge. It was clear from the leaflet that completion of any project would be unlikely to take place until 2030 at the earliest.

5.64 From the Parish Survey results and other consultation events, there was considerable support in principle for a bypass. At this stage, however, all the Neighbourhood Plan can do is to show its support for the eventual construction of a bypass and to protect areas from development which may affect the planning and construction of a bypass route. In the meantime, the County Council is exploring whether a series of on-line improvements could be made to the A120 through Standon and Puckeridge. These interim measures would off-set the effects of the Little Hadham bypass which would change the volume and patterns of traffic flow through Standon Parish, both on the A120 and connecting roads. The Parish Council will work closely with the County Council in the development of these measures and will seek to ensure that there is full public consultation and involvement.

## FACILITIES AND SERVICES

### PUBLIC OPEN SPACES

5.65 Within the villages of Standon, Puckeridge, and Colliers End, there are a number of public open spaces which are much valued for recreation. The Parish Council aims to ensure that existing areas of green space are protected and that their quality is improved for the benefit of the local communities. In areas of new development, opportunities should be taken to create green infrastructure linkages between sites. New areas of green space should at least meet or exceed East Herts District Council standards for open space, play areas, and allotments (see District Plan policy CLFR1).

### POLICY SP21

- **Built development will not be permitted on the Memorial playing fields, Puckeridge, and public open spaces as shown on the Proposals Map.**
- **New housing and commercial development proposals will establish publicly-accessible links to the wider networks of rights of way and green spaces.**
- **All proposals for ten or more dwellings shall provide appropriate areas of public open space within the site boundary. Spaces must be designed so that they are fully accessible to residents and visitors.**

### PUBLIC RIGHTS OF WAY

5.66 The Parish is fortunate to possess an extensive network of public rights of way, including footpaths, bridleways, and RUPPs. Many of these thoroughfares are of some antiquity, in particular the green lanes which are characteristic of rural Hertfordshire. The network, which has evolved over centuries, is an intrinsic part of the Parish’s historic character. It is much valued, both by the local community and visitors to the area. District Plan policy CLFR3 seeks to protect and enhance public rights of way. The Parish Council will work with the County Council and the District Council to ensure that the local rights of way network is fully accessible, maintained and improved.

### POLICY SP22

- **Existing rights of way and means of public access will be protected and enhanced. Where new developments are proposed, opportunities will be taken to improve the network.**
- **Where a designated Public Right of Way crosses a proposed development site, the proposal will not be supported unless it can be demonstrated that a satisfactory diversion can be achieved without detriment to public safety, residential amenity, or the public enjoyment of the landscape and countryside.**



Public Right of Way

## ALLOTMENTS

5.67 There are a number of allotments in the Parish, which are fully subscribed and much valued by local residents. Of particular importance are the Charity Field allotments on the southern edge of Puckeridge, owned by the Standon Charities, and run by the Parish Council.

### POLICY SP23

**Development proposals which may result in harm to, or loss of, allotments will not be permitted. The creation of new allotments will be encouraged.**



Allotments

## FLOOD RISK AND DRAINAGE

- 5.68 In recent years, there has been increasing concern about flooding and sewerage, particularly in Standon and Puckeridge. These issues were strongly reflected in public consultation and the response to the Parish Survey of September 2015. It is clear that the problems are concentrated on Puckeridge, which has a combined drainage system for both surface water and sewage. Surface water flows into the network by the southern tributaries of the River Rib, which are shown on the map at Figure 5.1. In incidents of heavy rainfall, the tributaries become overloaded with surface water, which results in flooding in the centre of the village. In February 2014, a number of residential properties were affected, and it is clear that the sewerage system in the village has very limited capacity. Since the 2014 floods, there have been a number of occasions when raw sewage has been discharged from street drains and from toilets in the doctors' surgery and the schools in Station Road.
- 5.69 Acutely aware of the problems, the Neighbourhood Plan Steering Group held meetings with Hertfordshire County Council, as Local Lead Flood Authority (LLFA), and Thames Water, the drainage authority. The Steering Group was also informed by a report Puckeridge Tributaries: Mapping and Modelling, prepared for the Environment Agency by JBA Consulting (April 2015).



Flood Risk

The report listed the main areas at flood risk as follows:

- North Tributary floodplain in the vicinity of The Moat
- Cambridge Road properties at the confluence of the South and West Tributaries
- Fishers Mead and Fishers Close
- Roundhaye and Station Road, Puckeridge
- Park Lane and Roman Way
- Station Road, Standon

- 5.70 In September 2016, the Parish Council received a presentation by officers from the Environment Agency, who indicated that, since the JBA report, more recent modeling had reduced the numbers of properties potentially at risk from flooding. It was explained that the options originally explored by the Agency to tackle flooding did not meet the Government's cost benefit assessment for major schemes. Accordingly, steps would be taken to improve the maintenance of the Puckeridge tributaries and remove blockages from the water channels. Work would be undertaken on a monthly basis.
- 5.71 The proposals were conveyed by the Environment Agency in a newsletter to those households who were at risk from flooding. The Agency will work with the Parish Council to produce a Local Community Flood Plan. This will help the community to identify practical actions both to prevent flooding and how to deal with the effects.
- 5.72 As a result of the JBA report and the meetings described above, plus discussions with East Herts District Council planning policy officers, a strategy has been devised which aims to address the acute local problems of flooding and drainage capacity (See policy SP19).
- 5.73 The operation of the water cycle is covered in Chapter 22 of the draft East Herts District Plan. Building Futures, the on-line Hertfordshire guide to promoting sustainability, includes a module on water. The District Plan sets out an overall approach to the management of the water cycle by a system of integrated water management (IWM). There are a number of management processes in IWM, which aim to minimise water consumption, management surface water drainage, and improve

water quality. With regards to surface water drainage, it understood that Hertfordshire County Council, as LLFA, is to prepare a strategy which will address the problems associated with excess run-off and flooding.

- 5.74 As part of its District Plan evidence base, East Herts Council has prepared a Strategic Flood Risk Assessment (SFRA). This contains generalised maps of river and surface water flood risk areas, which are mostly derived from maps produced by the Environment Agency. Policy WAT1 of the draft District Plan concerns Flood Risk Management and the protection of people and property from flooding. This is a strategic policy, however, and does not fully address the specific problems in Puckeridge. More specific local policies are set out below.
- 5.75 Other policies in the draft District Plan address the wider issues affecting the water cycle. Policy WAT2 aims to protect and enhance water quality and the water environment. This is important in the Parish of Standon, as the River Rib is significant as a chalk stream. East Hertfordshire, and Standon Parish, is within an area of water stress – policy WAT3 therefore seeks the efficient use of water resources. One way that these aims can be addressed is the adoption of sustainable drainage systems (SUDs) for all new developments. This is covered in policy WAT4 of the draft District Plan, although the responsibility for implementation of this policy is largely with Hertfordshire County Council as LLFA. The Parish Council supports these policies which aim to manage and protect the water cycle.
- 5.76 Waste water treatment in the Parish is focused on the sewage treatment works (STW) to the south of Standon village. This deals with waste water from most of the Parish, including Standon, Puckeridge, and Colliers End. The works itself does have spare capacity – the problems in Puckeridge are caused by the lack of capacity in the sewers. Policy WAT5 of the draft District Plan seeks to ensure that adequate waste water capacity can be provided with new developments. A more specific policy for Standon and Puckeridge is set out below.

### POLICY SP24

- **In Standon, Puckeridge, and Colliers End, any proposal which would result in an increase in surface water run-off or flood risk will not be permitted. For major development proposals, applicants must submit to the local planning authority detailed water and drainage management assessments to show how surface water and waste water drainage is to be managed so as to protect the local drainage systems and to prevent main rivers and other water courses from overloading.**
- **New developments in Puckeridge must be designed so as to prevent overloading of the Southern Tributaries and the main drainage system through the village.**

### EDUCATION

- 5.77 Standon Parish is served directly by four educational establishments, as follows:
  - Roger de Clare First Church of England School
  - Ralph Sadleir Middle School
  - St. Thomas of Canterbury Roman Catholic Primary School
  - St. Edmunds College and Prep School



- 5.78 Of the above-mentioned schools, Roger de Clare is maintained by Hertfordshire County Council, whilst Ralph Sadleir is a recently converted academy. Both have capacity at the time of writing. For secondary school education beyond the age of fourteen, there is a choice of the Buntingford Upper Schools (Freman College) or schools in Bishop's Stortford. There is a serious problem of capacity in Buntingford, but the County Council plan to expand schools to address the shortfall. The County Council is also progressing plans to open a new secondary school at Bishop's Stortford.
- 5.79 The East Herts District Plan (in policy CLFR10) seeks to ensure that educational provision is made in association with future developments. More locally, the Parish Council will continue to support the provision of nursery, primary, and middle school education in the Parish. The schools in Puckeridge are a focus for the local community and the staging of meetings and events, and will be protected from external development pressures.

### HEALTH

- 5.80 The focus of health care in the area is the Standon and Puckeridge Surgery, located in Station Road, Puckeridge. From March 2014, this facility has been in the process of amalgamation with the Buntingford Medical Centre. Together these are becoming one GP practice, with a joint GP partnership operating from both sites, serving around 14,000 patients. The premises at Puckeridge are owned by the partnership, with a purpose-built and extended health centre and a private car park.

The Ridge House Pharmacy in Puckeridge also provides a full prescription and dispensary service for the whole parish.

There are also three paramedics attached to Standon and Puckeridge – this service provides additional emergency cover to the local community.



Standon & Puckeridge Surgery

5.81 There is a wide range of choice in hospital facilities, as follows:

- The Lister, Stevenage
- QEII Urgent Care Centre, Welwyn Garden City
- Hertford County Hospital
- Princess Alexandra Hospital, Harlow
- Herts & Essex County Hospital, Bishop's Stortford
- The Rivers Hospital, Sawbridgeworth (private)
- Addenbrooke's, Cambridge

5.82 Health administration and service delivery is the responsibility of the NHS East and North Hertfordshire Clinical Commissioning Group (CCG). Full details are set out in the Health Topic Paper. The Parish Council fully supports the range of local health facilities and any future expansion so as to provide for a growing and more diverse population. The District Plan has a more proactive approach to health and well-being, set out in policy CLFR9 – this is also supported by the Parish Council.

## ENERGY

5.83 Domestic and commercial sources of energy supply in the Parish have been diversifying in line with the expanding choice in the energy market. There has been increasing interest in renewable forms of energy. Many farms in East Hertfordshire have installed wind pumps, and solar panels have been installed on both domestic and commercial premises. The draft East Herts District Plan (Chapter 22) supports the development of renewable energy and is committed to a target of 10% of energy to come from decentralised, renewable or low carbon technologies in major new developments. Reference is made to Planning Practice Guidance for Renewable and Low Carbon Energy (DCLG, 2013), which provided guidance on the provision of resources.

5.84 District Plan Policy CC3 has a balanced approach to renewable energy, and attaches particular importance to maintaining the character of rural areas, including the preservation of long-distance views from public rights of way.

This policy is especially significant in the Parish of Standon which has extensive tracts of rural landscape with long distance views. The Parish Council supports the District Plan policy stance. Where applications for solar farms are made, it will also be important to maximise opportunities for biodiversity and wildlife wherever possible.



## 6. IMPLEMENTATION AND MONITORING

### INTRODUCTION

- 6.1 In terms of specific proposals for development, the Neighbourhood Plan will be implemented predominantly by a combination of East Herts Council's consideration and determination of planning applications. Delivery of housing allocations and associated infrastructure will be achieved principally by agreements between the local planning authority, developers, and infrastructure providers.
- 6.2 There are a number of non-statutory (non-land use proposals) which have emerged during the preparation of this document. They are included in this chapter to provide a comprehensive view of community aspirations in the Parish of Standon. It is expected that these aspirations will be achieved by guiding public and private sector investments and actions towards the non-statutory proposals listed in the Plan.

### DEVELOPMENT MANAGEMENT

- 6.3 Development proposals contained in this plan will be delivered by landowners and developers through the submission of planning applications to East Herts Council, and the carrying out of development if permitted. Most planning permissions will contain planning conditions or be subject to Section 106 Planning Obligations which will ensure that the appropriate types and designs are achieved. In preparing the Plan, great care has been taken to ensure that the policies and proposals are realistic and achievable.
- 6.4 Whilst East Herts Council will be responsible for the process of development management, the Parish Council will also use the Neighbourhood Plan to frame their responses on planning applications. They will work closely with the local planning authority to monitor the progress of sites coming forward, by involvement in pre-application meetings with developers and monitoring the discharge of conditions and agreements.

### INFRASTRUCTURE PROJECTS

- 6.5 When the East Herts District Plan is formally adopted, the District Council is expected to introduce the Community Infrastructure Levy (CIL). A proportion of the receipts from developments carried out in the Parish of Standon will go to the Parish Council. If the scheme comes into force, the Parish Council will use the funds to support infrastructure projects for the benefit of the local community.
- 6.6 An initial list of infrastructure projects has been compiled, as follows:  
To be inserted later

### MONITORING & REVIEW

- 6.7 The main source for monitoring the progress of the Neighbourhood Plan will be the East Herts District Council Annual Monitoring Report. Once the Neighbourhood Plan has been formally submitted to the District Council, the Parish Council will set up a “shadow” Advisory Group, who will also monitor the Neighbourhood Plan and report on any significant changes which may affect its delivery.
- 6.8 East Herts Council is committed to a review of the District Plan after five years. To ensure consistency, the Parish Council intends to instigate a parallel review of this Plan, in full consultation with the local community. This will ensure that the Neighbourhood Plan is a “living” document and remains relevant to the aspirations of local residents and businesses in the future.

### A10 ROAD ACCESS PROPOSAL

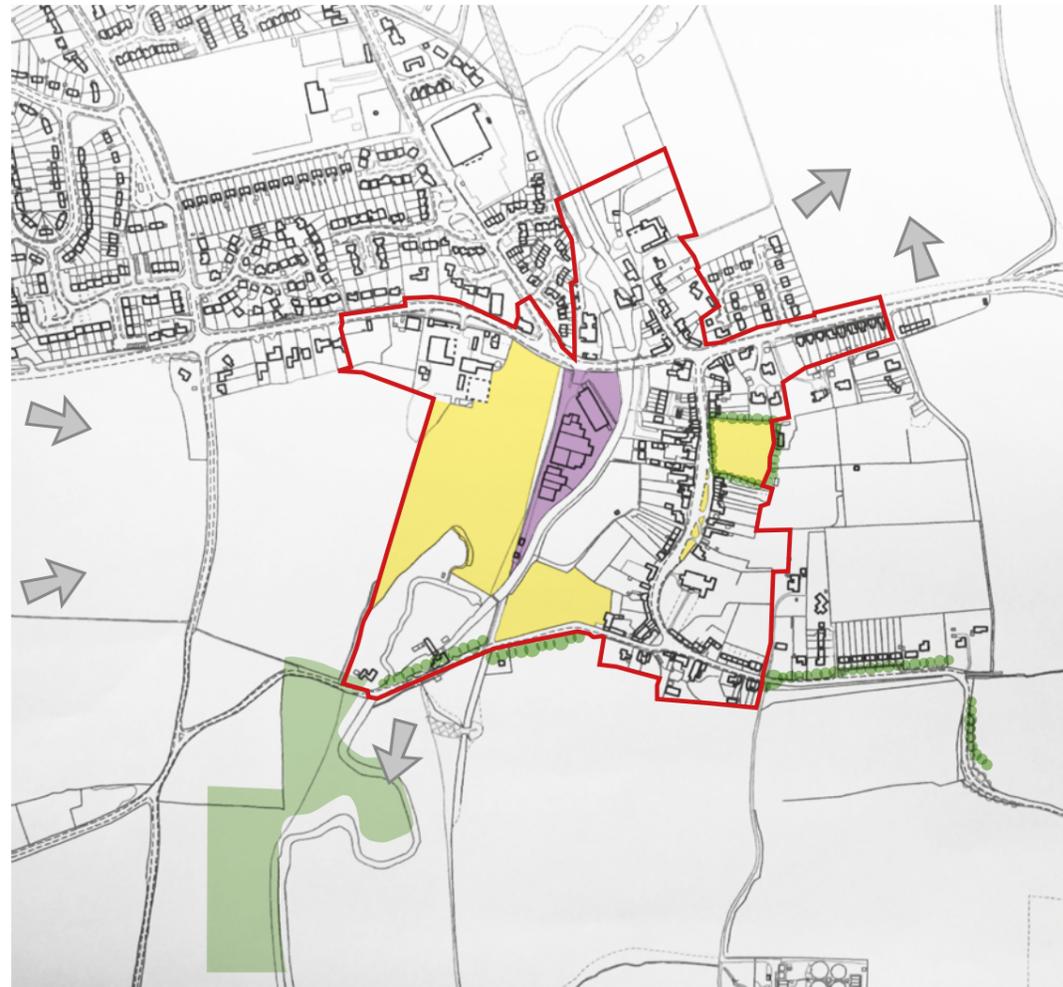


## 7. APPENDIX

### HOUSING PROPOSAL 2016-2031



**STANDON MAP**



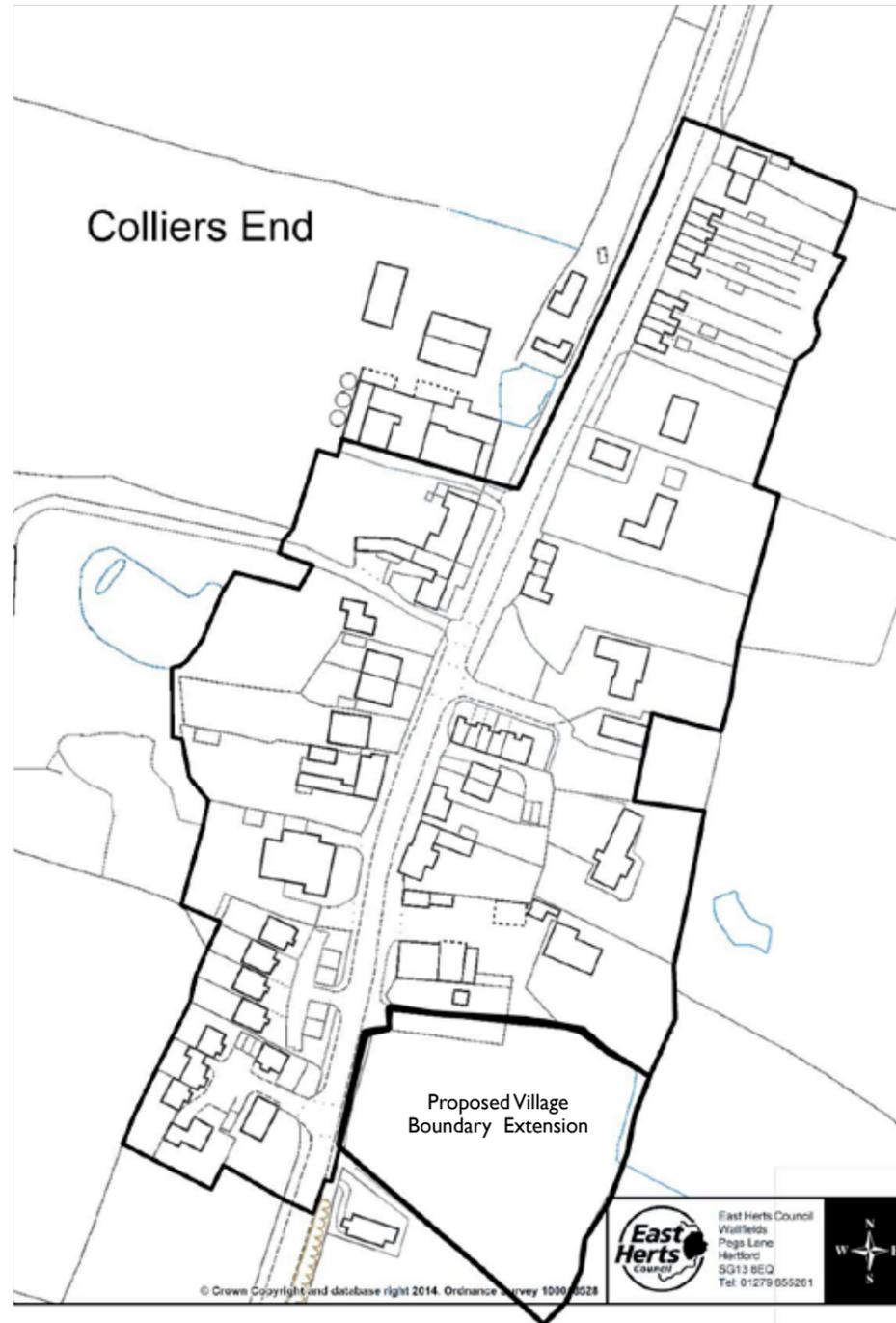
**PUCKERIDGE MAP**



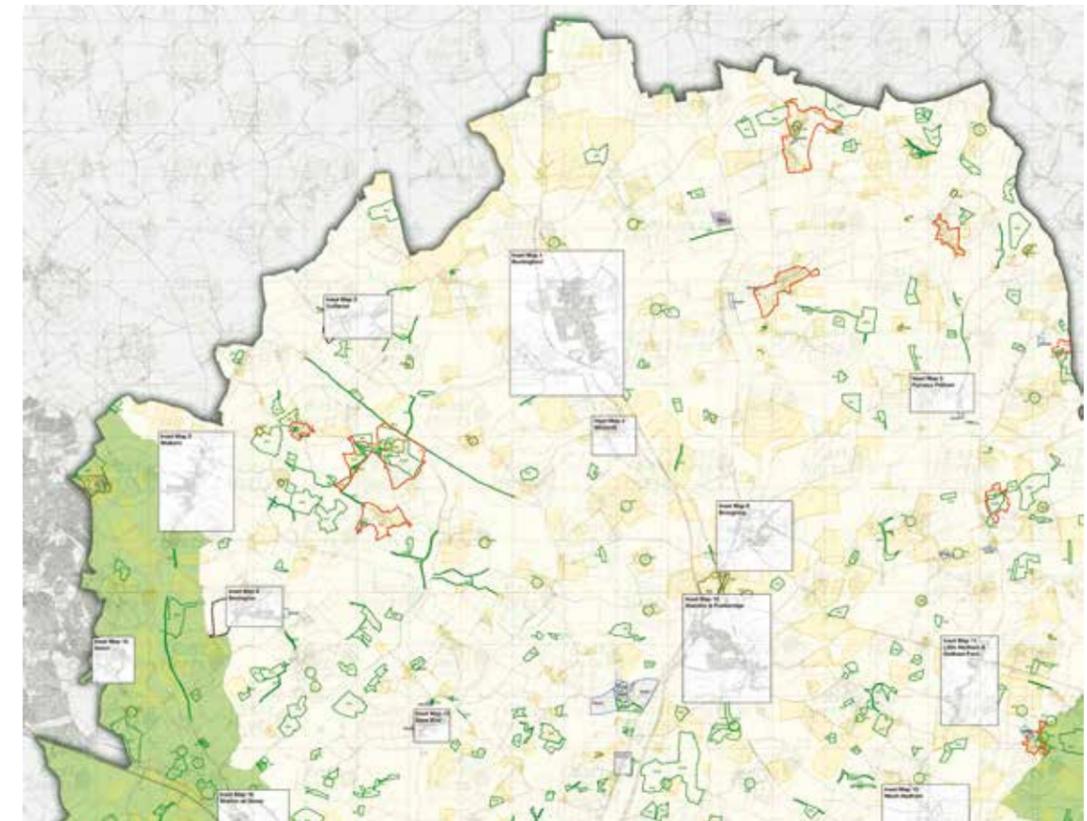
**KEY**

-  Views & Vistas
-  Conservation Areas
-  Protected Open Spaces
-  Wildlife Sites
-  Protected Hedgerows
-  Housing Allocations
-  Employment Areas
-  Existing Playing Fields, Open Spaces and Recreation Areas
-  Allotments

**COLLIERS END BOUNDARY MAP**



**AREAS OF BEAUTY MAP**



**KEY**

- |   |   |   |   |
|---|---|---|---|
|  | Conservation Areas                                    |  | Historic Parks & Gardens                  |
|  | Site of Special Scientific Interest - SSSI            |  | Major Developed Sites                     |
|  | Scheduled Monuments                                   |  | Area of Archaeological Significance - AAS |
|  | Rural Area Beyond the Green Belt                      |  | Green Belt                                |
|  | Existing Playing Fields/Open Spaces/ Recreation Areas |  | East Herts District Boundary              |
|  | Wildlife Sites - WS                                   |   |   |



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