This exhibition sets out current town planning application proposals for residential development on land to the east of Dark Lane (the former St. Mary’s western playing field). The purpose of this public exhibition is to inform and seek the views of the local community on the emerging proposals.

The proposals will in due course be the subject of an outline planning application that will be submitted to the Borough of Broxbourne once all the comments on the current scheme have been received and evaluated. It may be that prior to the submission of the planning application, we will make some changes to the current proposals as a result of outcomes from this public exhibition. It should also be noted that the County Council will not be developing the site itself but it is likely to sell the site with the benefit of outline planning permission. The eventual purchaser of the site could apply to the Borough of Broxbourne for a different housing scheme.

The exhibition panels displayed here today explain:

- The allocation of the site in the emerging Borough of Broxbourne Local Plan
- The pre-application consultation that has been undertaken in respect of the site with the local planning authority and other bodies
- The current planning application proposals
- How you can make your views known on what you have seen this evening
- How you can make your views known to the Borough of Broxbourne once a planning application has been submitted
The Borough of Broxbourne is in the process of replacing their local plan. On 11 July 2017 the Borough of Broxbourne Cabinet approved a Green Belt Topic Paper (June 2017) which confirms that the Council consider that exceptional circumstances exist to merit the release of land from the Green Belt at Bury Green.

All of the land within Lieutenant Ellis Way is proposed for removal from the Green Belt including this site which is part of Area 9 – Bury Green north. This recommendation confirms the recommendations of previous Green Belt studies undertaken in 2008 by Scott Wilson and Prospect Planning on behalf of the Council.

The current programme is that a six week pre-submission consultation will take place in November-December 2017 which would be followed by the submission of the Local Plan to the Planning Inspectorate in early 2018.

Hertfordshire County Council is submitting this application now since there is currently a shortfall in the Council’s housing land supply which according to the most recent Annual Monitoring Report 2015-2016 (February 2017) stands at 2.4 years. This site will contribute towards that shortfall being a site proposed for residential development.
Consultation and technical investigations

Consultations

Pre-application consultation is recognised as an important process in achieving good design and the applicant has already engaged with the Borough of Broxbourne planning department, the County Highway Authority and the Hertfordshire Lead Local Flood Authority. Pre-application discussions have been held over a number of years on this site as the new local plan has been prepared. In 2013 a scheme was prepared for 96 dwellings and the Borough of Broxbourne made suggestions that the scheme could be improved through more car parking and the development of a more organic layout. In late 2013 the Borough of Broxbourne introduced new standards for dwellings which required increased plot and garden sizes. The Environment Agency and Hertfordshire Lead Local Flood Authority also introduced new rules on climate change and flood measures.

Technical studies and investigations

A range of technical studies and investigations has been carried out by specialist consultants including:

- Topographical survey
- Tree survey
- Ecological assessment
- Geo-environmental site investigations
- Archaeological assessments
- Transport assessment (Stomor)
- Flood risk assessment (Stomor)
- Utilities statement (Stomor)

These have helped to get a better understanding of the site and have informed the proposals. The proposals that are the subject of this public exhibition have taken account of the comments of the local planning authority, the Highway Authority, the Lead Local Flood authority as well as the constraints and opportunities of the site and the results of the technical studies and investigations.
In developing the site layout, a number of design principles have been adopted to create a high standard of design, to respect the environment and the setting of the Scheduled Ancient Monument that adjoins the site. The site scheme illustrates a development of 48 dwellings in the form of two parcels served by a minor access road.

Development principles:

- Vehicular access from Dark Lane in accordance with the Highway Authority standards
- Two and three bedroom dwellings designed with back gardens and plot sizes in accordance with Borough of Broxbourne standards
- Retention of all boundary vegetation, trees and hedgerows to protect the residential amenity of adjoining neighbours
- Provision of all the car parking on the curtilage of each dwelling to ensure sufficient car parking is provided in accordance with Borough of Broxbourne standards
- Footpath and cycle links to Dark Lane and to the new residential development to the east to create good links through the development
- Gated access to the Scheduled Ancient Monument and the provision of car parking to meet the needs of the Angling Club
- Open space in the form of attenuation basins and swales to provide sustainable urban drainage in accordance with Hertfordshire Lead Local Flood Authority
- Open space provision in accordance with Borough of Broxbourne standards
What happens next?

Following comments from the exhibition the County Council and the consultant team will evaluate the responses and decide whether any changes need to, or can be made, to the current proposals before the planning application is finalised.

An outline planning application will then be submitted by Hertfordshire County Council to Broxbourne Borough Council for residential development on the site.

Broxbourne Borough Council will be managing the planning application and any changes to the scheme once the application is submitted. The planning application will be allocated to a specific case officer.

You will be able to formally comment on the planning application once it has been submitted to Broxbourne Borough Council, who will carry out neighbour consultations.

We would like your views on the emerging proposals you have seen today. To assist with this we would appreciate it if you would fill in a questionnaire before you leave the exhibition, and leave it in the responses box provided, or alternatively send it to:

Former St Mary’s Western Playing Fields Consultation
Vincent and Gorbing,
Sterling Court, Norton Road, Stevenage SG1 2jY
by 21st October 2017.

All comments will be passed on to Broxbourne Borough Council.

If you wish to view these exhibition panels after the exhibition they will be displayed for a period of 7 days at:

www.vincent-gorbing.co.uk/consultations
www.hertfordshire.gov.uk/consultations

Thank you for coming to visit the exhibition today.
**Questionnaire**

We would like your views on the development of the former St Mary's Western Playing Fields site and on the exhibition this evening. Please complete the following questions. A summary of all the responses received will be submitted with the planning application. Individual questionnaires will not be publicly released.

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<th>1. Do you support the principle of residential development on the site?</th>
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<th>2. If you support the planning application proposals, what did you like about them?</th>
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<th>3. If you do not support the planning application proposals, what are your concerns about them?</th>
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4. Do you have any ideas that could improve the planning application proposals?

5. Have you found this evening useful?

If no, for future reference, how could we improve our communications?

The exhibition panels and questionnaire will be available to view online at

www.vincent-gorbing.co.uk/consultation until 20th October 2017

Please place this questionnaire in the box provided or returned to Vincent and Gorbing Ltd (at the address below or email to planners@vincent-gorbing.co.uk) by 21st October 2017

St Mary’s Western Playing Fields Consultation, Vincent and Gorbing Ltd,
Sterling Court, Norton Road, Stevenage, Hertfordshire, SG1 2JY

About you (optional)

Note: we do not need your details but it would help our understanding to know where you live. The information will be held as confidential and no responses will be attributed to individuals when the results of this questionnaire are presented.

Name:

Address:

Thank you for completing the questionnaire.