

welcome

We are pleased to welcome you to this exhibition which sets out Hertfordshire County Council's proposals for the residential development of land at Hadham Road, Bishop's Stortford and the related proposals for a new secondary school at Bishop's Stortford North.

Introduction

Hertfordshire County Council is in the process of preparing two related planning applications. One is for residential development, open space and related development on land it owns at Hadham Road/ Patmore Close, which will be submitted to East Herts District Council (*as local planning authority*). The second is for a new secondary school and playing fields on land adjacent to the A120 at Bishop's Stortford North which will be submitted to the Spatial and Land Use Planning Unit of Hertfordshire County Council (*as local planning authority*).

Today's exhibition provides information on both the proposals. It is an opportunity for you to view the proposals before the applications are submitted for planning permission and to ask questions and gain an understanding of what is proposed. Hertfordshire County Council is keen to seek your views on the proposed applications, so that they can be given full consideration in advance of the formal planning submissions to the Councils.

This set of exhibition panels concentrates on the proposals for land at Hadham Road. A separate set of exhibition panels concentrate on the proposals for the new secondary school.

Background

The land was originally acquired by the County Council as a site for a new secondary school and has been held for that purpose since that time.

In the adopted 2007 Local Plan the site is allocated as a reserve housing site that would only be released for development if sufficient secondary school capacity is provided elsewhere in Bishop's Stortford. This policy is being carried forward in the East Herts Draft District Plan Preferred Options Consultation which took place earlier in 2014.

The site has been subject to three previous outline applications for residential development which were submitted in 2008 and 2010. The two applications submitted in 2008 were both withdrawn. The 2010 application, which was for the development of the northern field, was dismissed at appeal in 2012 on the grounds that the site may be required for educational use following the dismissal of related appeals for schools at Whittington Way.

The proposals for Hadham Road were examined in some detail at the Public Inquiry. It was concluded that apart from the possible educational use of the site there were no other issues which would preclude its residential development.

In January 2014 East Herts DC resolved to grant planning permission for Bishop's Stortford North. Discussions have taken place with the Bishop's Stortford North developers about meeting the educational needs of the development which has resulted in the identification of a location for a new secondary school.

The Hadham Road site would therefore not be required for provision of a new secondary school and so the County Council Cabinet resolved to dispose of the site on 24 February 2014.

The County Council is now looking to obtain outline planning permission for residential development for 250 dwellings on the Hadham Road site. At the same time planning permission is being sought for a new secondary school within Bishop's Stortford North.



the site

The site is located on the north-western side of Bishop's Stortford on the southern side of Hadham Road between the Fire and Ambulance Station and the Tesco superstore / Bishop's Park Neighbourhood Centre.

Site area and ownership

The site has an area of approximately **7.51 hectares (18.24 acres)** and is owned by Hertfordshire County Council.

Site description

The site comprises a number of separate areas:

- ▶ Highway land in Hadham Road and Patmore Close
- ▶ Northern field
- ▶ Western field

The northern field comprises a large open L-shaped agricultural field together with an area of verge in Patmore Close. It has a frontage to Hadham Road and Patmore Close, with a belt of mature pine trees and other trees fronting Hadham Road, and hedges and trees on the other boundaries, except with Patmore Close, which is open.

The western field is smaller than the northern field and is also surrounded by mature hedges and trees. It is currently unused but was used as a playing field for a period of time. It was formerly an orchard and before that was a plant nursery with much of the field being occupied by buildings and glasshouses.

Surrounding area

To the north of the site is Hadham Road, which is the main route into Bishop's Stortford from the west. On the opposite side of the road is the Silver Leys sports ground.

Immediately to the north east of the site on the opposite side of Patmore Close is the Bishop's Stortford Fire and Ambulance Station. To the south of this is an area of terraced housing owned by the County Council and occupied by fire fighters employed at the fire station. To the east of these and the northern field is the Dane Park residential area which comprises mainly two storey detached houses dating mainly from the 1960's and 70's.

Immediately to the south of the site is an area of woodland and beyond that an area of two storey houses with an extensive area of school playing fields beyond.

To the north west, west and south west of the site are areas of mainly two storey housing dating from the 1980's and 90's, and the Tesco superstore and Bishop's Park Neighbourhood Centre.



consultations and technical studies

The County Council has engaged in pre-application consultations with a number of organisations and a range of technical investigations has also been undertaken.

Consultations

Extensive consultations were undertaken, including an exhibition, prior to the submission of previous planning applications for the site in 2008 and 2010.

More recently pre-application consultations have been undertaken with a number of organisations, including the Local Planning Authority (*East Herts District Council*), and the Highway Authority. Meetings and discussions have taken place, or are taking place, with a number of other bodies and organisations. This exhibition is part of these consultations.

More formal consultations will be undertaken by East Herts District Council once the planning application has been submitted.

Technical studies and investigations

Vincent and Gorbings have been appointed as planning consultants to prepare the planning application in conjunction with a team of specialist consultants.

A wide range of technical studies and investigations was previously been carried out for the site mainly in 2007 and 2008. Where necessary this work has recently been updated. These include:

- ▶ **Topographical survey**
- ▶ **Landscape and Visual Assessment**, which finds that the site is very well enclosed, with no views of the development possible from beyond the immediately surrounding area.
- ▶ **Ecological Assessment**, which finds that the site is not designated for its nature conservation importance or adjacent to any sites. The site has some interest, but with suitable mitigation and enhancement the impact can be kept to a minimum and the effects are not significant.
- ▶ **Tree survey and impact assessment**, which find that most of the more important trees are around the sites perimeter.
- ▶ **Geotechnical investigations**, which found that the site is suitable for residential development.
- ▶ **Flood Risk Assessment** and drainage strategy, which finds the site is not at risk of flooding and residential use is appropriate. A number of measures are proposed to minimise flood risk to the site or neighbouring sites.
- ▶ **Archaeological Investigations**, which find that the northern field contains some archaeological remains, but they are of low sensitivity. A number of mitigation measures are proposed including excavating and recording remains.
- ▶ **Transport Assessment** which finds that the site is located in an accessible location by sustainable means of transport. The junction with Hadham Road will operate within capacity without any need for modifications.
- ▶ **Noise Assessment** which finds that the development could increase levels of road traffic noise but this change would not be perceptible and would not cause disturbance. A number of measures are suggested to mitigate the impact of activities at the fire station. Piling activities are unlikely to be perceptible or give rise to disturbance.
- ▶ **Air Quality Impact Assessment**, which finds that the proposals will have a slight or negligible effect on air quality.
- ▶ **Utilities Master Plan report**, which identifies a need for a new sub-station and the diversion of an existing water main.

These studies will be submitted with the planning application.

The proposals shown in this exhibition have taken account of the comments of the local planning authority, and highway authority, as well as the constraints and opportunities of the site and the results of the technical studies and investigations.



proposals

The proposed planning application will seek outline planning permission for residential development, open space and related development.

Planning Application

The application will be supported by a comprehensive package of supporting documents which will enable the proposals to be fully assessed. The package will include a number of drawings, including a development parameters drawing, an illustrative layout plan and a drawing showing the proposed access to Hadham Road.

The development parameters plan will form part of the application and will identify the parameters of the proposed development for which permission is sought. The illustrative layout plan will illustrate a possible layout for a residential development, based on the parameters, but would be indicative and would not be a formal part of the application.

Proposals

The proposals, which are largely the same as those submitted in 2008, will include the following:

Retention of the majority of the existing trees and hedges on the site, in particular the belt of trees on the Hadham Road frontage, hedges and trees within the site and on the boundaries of the site.

Residential re-development of the northern and western fields for up to 250 dwellings - comprising a mixture of dwelling types and sizes, including detached, semi-detached, and terraced houses of mainly two storeys, with a number of two and a half storeys, possibly with a part three storey building containing flats/apartments at the entrance to the site.

Access for vehicles would be from Hadham Road via Patmore Close, which would be extended into the site to serve the development. The existing junction would not need to be altered except for extending an existing footway. In addition to this there would be a separate pedestrian/cycle access to Hadham Road (*located at existing field gate*) and paths would link to an existing footpath to the south of the site.

The proposals include a number of areas of open space, including retaining the wide grass verge to Patmore Close.

The proposed development is likely to take place in two main phases with the first phase being the construction of the access to the site from Patmore Close and the residential development of the northern field for up to 165 dwellings. This is likely to take approximately 18 months to 2 years to complete.

The second phase would be the development of the western field for approximately 85 dwellings and would be likely to take approximately 1 year to complete.

Construction traffic would be directed to the site from the west to the A120 and Bishop's Stortford bypasses to minimise the number of residential properties affected and avoid the town centre.

development parameters plan



illustrative layout plan



what happens next?

A planning application is being prepared by Vincent and Gorbing (*planning consultants*) on behalf of Hertfordshire County Council (*landowner*), and will be submitted to East Hertfordshire District Council as Local Planning Authority. They will consider the application, formally consult local residents and others, and decide whether planning permission should be granted.

It is hoped to submit the application in September 2014.

You will be able to formally comment on the planning application once it has been submitted to the District Council.

We would like your views on the scheme proposals you have seen today, including any ideas which would improve the proposals prior to submission. 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:

Vincent and Gorbing

Sterling Court
Norton Road

Stevenage SG1 2JY by the 12 September 2014.

The exhibition panels and the questionnaires will be available to view until **12 September 2014** at:

www.vincent-gorbing.co.uk/consultation

<https://consult.hertsdirect.org/consultations>

All comments will be passed on to East Herts District Council.

In due course the site will be sold and will be developed by others, in accordance with the proposals set out in the application, a related Legal Agreement, and any planning conditions which might be imposed by the District Council (or subsequent proposals which may be granted permission at a later date).

Thank you for coming to visit the exhibition today.

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completed
questionnaires here