

REGENERATION & PLANNING COMMITTEE MINUTES 23 MARCH 2023

179 STANSTEAD ABBOTTS AND ST MARGARET'S DRAFT
NEIGHBOURHOOD PLAN 2017-2033 REGULATION 14
CONSULTATION

Paper RP/69/23

The report was introduced by the Head of Planning who informed Members that we are generally supportive of the Stanstead Abbots and St Margaret's Draft Neighbourhood Plan, however there is concern around housing allocation H3 due to the intrusion upon the Park, the closeness to Stanstead Innings and the removal of the land from the Green Belt. Housing allocation H4 was noted, although this land is required for Stanstead Marina operations. We also note leisure and tourism B4 and the need for visitor accommodation, in which we hope we might be able to assist with in the future.

Members were happy with the letter attached as Appendix A to Paper RP/69/23 and agreed that it was right to ask them to reconsider H3 for housing allocation.

A Member asked if the planning approval at the Brownfield site included in H3 was still valid. The Head of Planning responded stating that it was outline permission and she believes that it is still valid.

Members expressed concern over housing allocation H4 and it being in a flood zone. The Head of Planning responded stating that the Neighbourhood Plan does have a policy for the riverside and issues surrounding flooding and if any development were to be considered it would need a thorough flood risk assessment.

(1) the comments set out in Appendix A to Paper RP/69/23 as the Authority's formal response to the consultation by the Stanstead Abbots and St Margaret's Neighbourhood Plan Steering Group on the draft Neighbourhood Plan Regulation 14 document was approved.

David Gardner arrived during the next item.

Chris Kennedy took the Chair.

180 PLANNING CONSULTATION BY EAST HERTS
DISTRICT COUNCIL

Paper RP/70/23

HYBRID PLANNING APPLICATION, COMPRISING:

A) OUTLINE APPROVAL FOR A RESIDENTIAL-LED MIXED-USE DEVELOPMENT FOR UP TO 1,800 NEW MARKET & AFFORDABLE HOMES, INCLUDING SELF-BUILD/CUSTOM BUILD HOMES & AROUND 3HA OF NEW EMPLOYMENT PROVISION, MIXED-USE LOCAL NEIGHBOURHOOD CENTRES, NEW RETAIL, BUSINESS, COMMERCIAL & COMMUNITY USES, NEW & EXPANDED PRIMARY SCHOOLS, NEW PUBLIC OPEN SPACE & OUTDOOR SPORTS FACILITIES, INCLUDING AN ALL WEATHER 3G SPORTS PITCH, THE PROVISION OF PLOTS FOR TRAVELLING SHOW PEOPLE, NEW ECOLOGICAL

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AREAS, ALLOTMENTS, WOODLANDS & OTHER PUBLIC AREAS, NEW PEDESTRIAN, CYCLE & VEHICULAR ACCESSES AND MOVEMENT NETWORKS WITHIN THE SITE, ASSOCIATED DRAINAGE AND SUD'S INFRASTRUCTURE, UTILITIES, ENERGY AND WASTE FACILITIES ALL MATTERS RESERVED FOR LATER APPROVAL, APART FROM WORKS IN CONNECTION WITH THE ASSOCIATED PRIMARY AND SECONDARY ACCESS JUNCTIONS AT THE A10/A117/MOLES FARM INTERCHANGE AND THE ACCESS JUNCTION AT THE B1004 AT WIDBURY HILL AND AT FANHAMS HALL ROAD.

B) FULL PLANNING APPROVAL FOR INTERNAL HIGHWAYS WORKS RELATING TO THE CONSTRUCTION OF STAGES 1A AND 1B OF THE SUSTAINABLE TRANSPORT CORRIDOR, LINKING THE A10/A1170 TO THE B1004, VIA THE NEW ACCESS JUNCTIONS, AS DEFINED ON THE MOVEMENT AND ACCESS PARAMETER PLAN AND THE DETAILED ACCESS PLANS. REF: 3/22/2406/FUL.

LAND NORTH AND EAST OF WARE (WARE2) WARE HERTFORDSHIRE.

The report was introduced by the Head of Planning who informed Members that this development represents a 20% uplift in the number of new homes compared to the WARE2 policy. The application raises three main concerns in terms of the Park:

1. The impact on the Lee Valley SPA/Ramsar site and Amwell Nature Reserve Site of Special Scientific Interest with the increased recreation pressure and the fact that there is no mitigation for this in the application documents. We have met with Natural England, Herts and Middlesex Wildlife Trust and the Environment Agency who all agree that the application needs to give more thought to the impact this development will have on these areas.
2. The proximity of the entrance for the Widbury neighbourhood to the Park with the signalised junction. Whilst this could be a good opportunity to improve the road crossing and access into the Park, the details in the application are unclear. Construction traffic will also be entering the site at this junction during 2 phases of the build, which may have an impact upon the Park.
3. The effect of air quality during the construction phase. The Environment Statement found that for traffic management there will be an insignificant impact, however, Natural England disagree and have asked for air quality to be fully assessed.

The Vice Chairman asked about the 20% uplift in housing and whether this would result in a larger footprint. The Head of Planning responded stating that the applicant argues that work on transport such as bus services along the Sustainable Transport Corridor spine road will enable more units with an increased footprint.

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A Member commented that with a development of this size there would be pressure on the Park and S106 money would be required to both protect the land and invest in infrastructure from the outset. Another Member commented that the recreational pressure will affect the Park forever. A further Member suggested S106 money be requested for 10+ years.

A Member suggested that air quality monitors could be used during construction to protect the surrounding countryside. The Vice Chairman responded stating that this was covered in recommendation 2 (a).

A Member commented that there might be a risk of anti-social behaviour within the Park if investment in other places to go is lacking. The Vice Chairman responded stating that there are recreational areas included in the application.

A Member asked about sustainable travel and how many parking spaces are being allocated to residential units. The Head of Planning responded stating that whilst this particular issue won't affect the Park, the applicant will need to accord with East Herts District Plan.

A Member expressed concern that whilst in the outline application the applicant is stating four storeys will be the highest building, this might increase at a later planning stage.

A Member commented that there should be safeguards in regards to construction traffic to ensure that they stick to the approved routes and that this should be included in the Construction Management Plan. The Head of Planning responded that that she would strengthen recommendation 2 (b) to reflect this point and recommendation 3 to ensure the Council revert to the Authority once further information has been provided.

- (1) that East Herts Council be informed that whilst the Authority recognises the principle of a residential led development in accordance with Policy WARE2 on the application site, it places a holding objection on the application on the grounds that:**
 - (a) the proposed development could have significant impacts on the Lee Valley SPA/Ramsar site and Amwell Nature Reserve and SSSI in terms of additional recreational pressure and air quality degradation and that further information is required in order to determine the significance of these impacts, the scope for mitigation and the mechanisms for delivery and maintenance of the mitigation;**
 - (b) consideration should be given to routing all construction and enabling traffic via the A10/Mole Farm access in the north to safeguard access into the Regional Park from Widbury Hill;**
 - (c) improvements to the pedestrian and cycle safety should be incorporated into the design of the new signalised junction from Widbury Hill so that people can use the PRow safely including crossing between the application site and the Regional Park;**

- (2) should the Council be minded to grant permission the Authority would wish to see the following conditions attached requiring:**

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- (a) the allocation of Section 106 monies to the Lee Valley SPA/Ramsar site at Amwell Nature Reserve and SSSI, in order fund habitat enhancements and visitor infrastructure improvements to mitigate for the increased recreational and air quality impacts. The Authority would wish to liaise with the Council, Natural England and the HMWT on the package of mitigations measure required, the overall cost of implementation and the timing of delivery so that mitigation is delivered early in the development process;
 - (b) all construction traffic to be routed via the A10/Mole Farm site access in the north to ensure the safety of visitors to and regular users of the Regional Park accessing the Park from the B1004/Widbury Hill with details of verifiable monitoring of construction traffic included in the Construction Management Plan;
 - (c) further detail to be provided for pedestrian and cycle access as part of the new signalised junction from Widbury Hill to enable safe use of the existing PRow including the crossing between the application site and the Regional Park; and
- (3) that East Herts Council should revert to the Authority when further information has been provided by the applicant on the above matters. .

David Andrews re-took the Chair.

181 ANY OTHER BUSINESS

The Chairman reported back on his attendance at the Planning Committee at Broxbourne Borough Council to hear the outcome of the Delamare Road application. He was impressed with the debate and whilst the Authority's comments on the height of the 8 storey buildings was not directly alluded to, it did add to the case that was made by Broxbourne to secure the reduction in height.

The Chairman also recently paid a visit to the Inland Waterways Association at Stanstead Abbots, as it is valuable to have contact on waterways issues.

Chairman

Date

The meeting started at 10.33am and ended at 11.28am