

**HERTFORDSHIRE COUNTY COUNCIL**

**CABINET**

**MONDAY 29 JANUARY 2001 AT 10.00 AM**

**EXECUTIVE COMMITTEE**

**MONDAY 29 JANUARY 2001 AT 2.15 PM**

**Agenda Item  
No.**

**2**

**DEVELOPMENT IN HERTFORDSHIRE: RAISING THE QUALITY**

Report of the Director of Environment

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Executive Member: Iris Tarry

**1. Purpose of the report**

To approve

- a) a range of initiatives to improve the quality of development in Hertfordshire
- b) the adoption of the Masterplanning Principles for development West of the A1(M) as Supplementary Planning Guidance to the Structure Plan.

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**2. Summary**

2.1 Environment Committee considered the Masterplanning Principles at their meeting on 11 July 2000 and raised several issues that would need to be considered prior to their adoption. In particular, Environment Committee determined that before finalising the Principles, members should visit examples of innovative developments and consider the impact of Planning Policy Guidance Note 3 (PPG3).

2.2 Following these visits and consideration of recently published government documents relating to development design, the Cabinet considered the issue at its meeting on 18 December 2000. Environment Select Committee will consider the Cabinet's proposals at its meeting on 23 January 2001 and its views will be reported.

2.3 The Cabinet on 18 December 2000 proposed:-

- 1 *That the Director of Environment develops Guidance, in partnership with the district/borough councils and other stakeholders, which seeks to secure high quality development in Hertfordshire both in terms of design and environmental performance.*

2 *That, following the preparation of the Guidance, the Director of Environment brings forward recommendations for implementation through the Structure Plan Alteration process and if appropriate detailed countywide Supplementary Planning Guidance.*

3 *That in the interim:*

(a) *The Director of Environment encourages District Councils to incorporate the sustainability checklist shown in Appendix 2 into their Local Plans.*

(b) *The County Council adopts the Masterplanning Principles for the development West of the A1(M) as Supplementary Planning Guidance to the Structure Plan, but in doing so stresses to any potential developer the need to meet or better the Principles and for them to set detailed targets to secure high quality design and environmental performance.*

(c) *In adopting the Principles it be noted that this is without prejudice to the outcome of the review of the current Structure Plan, based upon revised urban capacity studies carried out in line with PPG3 and in the context of RPG9.*

(d) *The Director of Environment be authorised to commission the Building Research Establishment, or similar expert organisation, to scrutinise development proposals at this and other similar locations for sustainability performance (energy consumption, water use, waste etc.) both during construction and long term use.*

### **3. Conclusions**

Since the Structure Plan was adopted there have been a range of initiatives and guidance which have served to increase the importance of design and sustainability in how development is undertaken. They all have a bearing on how this is to be achieved. For Hertfordshire, however, the challenge is to identify practical mechanisms which will make things happen. The integration of the sustainability statement/checklist approach into local plans is a crucial first step in seeking to ensure that the vast majority of development in the County takes sustainability fully into account. However, its potential will be limited unless it is supported by detailed guidance on how the issues should be addressed and put into practice.

Whilst design is itself an integral element of sustainability, its importance is such that Hertfordshire needs an appropriate tool to ensure that high quality design is delivered. The Structure Plan Alterations provide an opportunity to place increased emphasis on the importance of design and there is potentially a significant role for a new Structure Plan policy, accompanied by a commitment to the production of design guidelines. In

addition, there is also the potential for the Hertfordshire Town Renaissance Campaign to broaden its remit to cover design and sustainability issues.

With regard to the Masterplanning principles for the development to the west of the A1(M) at Stevenage, in the absence of detailed design and sustainability guidelines, these could be viewed as an important interim measure in providing a framework in which to achieve the best form for any development at this location.

## **4. Background**

- 4.1 Since the County Council adopted the Structure Plan, the issue of Urban Renaissance and achieving quality development have been the subject of much debate. Emerging guidance and good practice have attempted to focus local authorities, developers, and other stakeholders on the tools and implementation mechanisms necessary to make development more sustainable.
- 4.2 The County Council, in accordance with Policy 8 of the Structure Plan, has been working, in partnership with North Hertfordshire District Council and Stevenage Borough Council, on a set of Masterplanning Principles to guide development West of the A1(M).
- 4.3 At its meeting on 11 July 2000, Environment Committee considered the Principles that had been agreed by an informal Joint Member Group arrangement of the three authorities in May. At the time of this consideration, PPG3 had just been issued and Members expressed a need to assess its impact and also to gain an understanding of innovative developments in the South East.
- 4.4 The process for identifying development locations set out in PPG3 (sequential test) is being applied to the Structure Plan review process over the next year.
- 4.5 Members of the County Council have undertaken two site visits to Poundbury in Dorset and the Millennium Village in Greenwich, South London. These visits have emphasised the need for planning authorities to be explicit and proactive in their requirements of development for design and sustainability issues.
- 4.6 Since the adoption of the Structure Plan, and particularly over recent months, there have been several publications that are intended to assist local authorities and others in creating quality environments focusing particularly on the role of development.
- 4.7 In implementing the Structure Plan, the County Council has taken an innovative and proactive approach, through representation on local plans, to the integration of sustainability into the location, design, construction and future use of development.

## **5. Analysis**

- 5.1 This section seeks to analyse the impact of a range of initiatives on how the County Council should be seeking to influence development.

### *Urban White Paper*

- 5.2 The Urban White Paper “Our Towns and Cities: The Future” was published on 16 November 2000. It is a wide-ranging document that seeks to provide a framework for cities, towns and suburbs to offer a high quality of life and opportunity for all. In doing so, it focuses on planning and highlights a series of initiatives to achieve the objective. In particular, it focuses on providing development that is both attractive and environmentally friendly. An explicit intention to revise PPG1 is set out in the White Paper, aimed at explaining how we should plan for sustainable communities. It is

intended that the revised PPG1 will ensure that planning policies fully support the drive for an urban renaissance. The Government also proposes to improve the planning obligation process and will be consulting on changes to this in the near future. The White Paper declares that a further five “millennium village” type developments will be brought forward over the next eighteen months. It also highlights the importance of Master Plans and seeks to encourage their development for all significant projects. Initiatives to modernise building regulations and construction methodology are also highlighted, as are measures to increase the use of brownfield sites, for example by changes to taxation.

*“By Design” - Urban design in the planning system: towards better practice*

- 5.3 Published in May 2000, this document seeks to provide practical advice for local authorities and developers in order to achieve better quality built environment. It stresses the need for good design in all circumstances in order to create successful environments. The role of the planning system, in particular the need for a Development Plan to provide a vision and context, is seen as crucial backed up by the use of Supplementary Planning Guidance (SPG) in order to achieve the desired performance and quality.

*The Urban Design Compendium*

- 5.4 This was published by English Partnerships and the Housing Corporation in August 2000. The Compendium is designed to be used for all stages of the development process. It provides cases studies and examples of good practice to be used by local authorities and developers.

*Planning for Sustainable Developments : Towards Better Practice*

- 5.5 Published by DETR in October 1998, this guide provides assistance for local authorities and the planning system to achieve quality development in existing urban areas, new settlements and rural areas. It focuses on the need for local authorities to provide context through the Development Plan and, where appropriate, Development Briefs.

*PPG3: Housing*

- 5.6 A revised PPG3 on Housing was published by DETR in March 2000. As well as introducing the new ‘plan, monitor and manage’ approach, the revised PPG3 emphasises the importance of action to improve design. In particular, the Government stresses the role of better design in achieving its objectives to make more efficient use of land by increasing development density and to help create a better sense of community. A new section entitled ‘Creating Sustainable Residential Environments’ outlines key aspects of good design. This states that applicants for planning permission for housing development should be able to demonstrate how they have taken account of the need for good design and how their proposals reflect the guidance in PPG3. Significantly, new PPG3 states that local planning authorities should reject poor design, particularly where their decisions are supported by clear plan policies and adopted supplementary planning guidance (SPG).

### *Hertfordshire Town Renaissance Campaign*

- 5.7 Launched in January 2000 this County Council initiative, supported by a Co-ordinating Group of 14 different organisations (including 6 district councils), is currently assisting the Structure Plan Panel in its work on urban housing capacity. Five events have been run so far to facilitate debate with a predominantly technical audience, on a range of issues arising from the Urban Capacity work. To engage the wider community of Hertfordshire on these issues, a ‘Renaissance Roadshow’ is being planned, which will visit 30 different locations across the County during January and February next year.
- 5.8 A consistent message to emerge from the events to date is that the urban housing capacity is but one element and considerable effort needs to be put into achieving quality as well as numbers. It would be an appropriate development of the Campaign, following completion of the urban capacity work, to pick up with other stakeholders how quality development could be achieved.

### *Local Government Act 2000*

- 5.9 This legislation seeks to improve the connections between local people and local authorities. A particular element of the legislation is the requirement for local authorities to provide leadership and to develop community strategies in partnership with local stakeholders. This will provide an opportunity for local communities to express their perceptions of quality development in their areas.

### *Masterplanning Principles*

- 5.10 Developed in partnership with North Hertfordshire District Council and Stevenage Borough Council, the Masterplanning Principles are a requirement of Structure Plan Policy 8. The Masterplanning Principles reported to Environment Committee in July are reproduced in Appendix 1. While the County Council is committed to restricting development at this location to the unavoidable minimum it is also bound by its obligations in the current Structure Plan.
- 5.11 In the context of providing sustainable development at this location, the principles represent a significant first step – and their adoption as SPG will provide local authorities with an important safeguard against the submission of inappropriate development proposals at this location. However, they do not provide sufficient detail to ensure that the types of sustainability initiative and quality of design viewed by Members on their site visits are achieved. Further Hertfordshire-wide work on design and sustainability is needed to achieve this, and as the Masterplanning Principles have always been looked on as dynamic, it will be possible to complement them following this work.

### *Site Visits*

- 5.12 Members of the County Council have visited innovative developments at Poundbury and the Millennium Village in Greenwich. These developments have very different characteristics, but both emphasised the importance of proactive local authorities and innovative developers. Poundbury particularly highlighted how quality development can be achieved through design, and the Millennium Village highlighted how development can be made more environmentally sustainable. Both of these achievements have occurred because these intentions were set out explicitly in masterplans and detailed design briefs before any development took place.

### *Structure Plan Panel consideration of Design and Sustainability*

- 5.13 Policy 2 of the current Structure Plan ‘Design and Provisions of Development’ states that the ‘design and provisions of development will be expected to help achieve the sustainability aims and objectives of this Plan’. Implementation to date has primarily involved promoting the inclusion of a policy in local plans requiring applicants for planning permission to submit a sustainability statement with their planning applications. The matters to be covered in these statements cover some 71 sustainability issues contained within a checklist to be included within the local plan. The 71 issues are reproduced in Appendix 2 to this report.
- 5.14 The approach proposed by the County Council has already received the support of the Inspector presiding over the Three Rivers Local Plan Public Inquiry and it is hoped that this will set a precedent for other local plans in the County
- 5.15 The work programme of the Structure Plan Panel is currently focusing upon alterations to be made to the Plan for the period up to 2016. It has already given consideration to the approach described above and has come to the initial view that it should be fully integrated into the Alterations.
- 5.16 In preparing the Alterations, consideration is also being given to how to ensure development undertaken in Hertfordshire is of the highest possible quality. This could entail a new policy on the importance of design and potentially a commitment to the production of design guidelines. This might best be taken forward by the local authorities in Hertfordshire, working collectively under the auspices of the Hertfordshire Technical Chief Officers Association, to produce detailed guidance on the issues in the checklist in the form of Supplementary Planning Guidance.

### *Local Authority ‘design and sustainability guides’*

- 5.17 Kent County Council, the London Borough of Enfield and other local authorities have produced and started to promote guides to achieving sustainable development that cover both design and sustainability issues in order to improve the quality of development overall. A review of the work being carried out by other authorities could therefore provide a very useful contribution to the preparation of a countywide approach in Hertfordshire.

## 6. Financial Implications

There are no immediate financial implications arising from this report. However, following consultations with the District Councils the County Council may need to consider its resources and overall level of design expertise. This review may highlight future financial implications.

### **Background material used by the author in compiling this report**

*Urban White Paper*, DETR, November 2000

*'By Design'*, DETR, May 2000

*'Urban Design Compendium'*, English Partnerships and Housing Corporation, August 2000

*'Planning for Sustainable Developments: Towards Better Practice'*, DETR, October 1998

*PPG3 Housing*, DETR, March 2000

*Report to Environment Committee on Masterplanning Principles – July 2000*

*HCC Proof of Evidence to 3 Rivers DC and Dacorum Local Plan inquiries, 1999*

*Rivers Local Plan Inquiry Inspectors report, December 2000*

**APPENDIX 1**

**Masterplanning Principles for Location West of the A1(M), as  
reported to Environment Committee on 11 July 2000**

***HCC***

***NHDC***

***SBC***

***DEVELOPMENT WEST OF THE A1(M) AT  
STEVENAGE***

***LOCAL AUTHORITY MASTERPLANNING  
PRINCIPLES***

***ENDORSED BY THE WEST OF THE A1(M)  
JOINT MEMBER GROUP  
22<sup>nd</sup> MAY 2000***

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<b>12</b>	<b>25</b>	<b><i>Glossary</i></b>	<b><i>A glossary of terms and phrases used within this document</i></b>

PLEASE NOTE: Words and phrases that are defined in the glossary are written in *italics*.

## **Section 1**

### Context of Masterplanning Principles

#### Background to the preparation of this Document

*It is a requirement of Policy 8 of the adopted Hertfordshire County Structure Plan for the three local authorities with an interest in the proposed development west of the A1(M) at Stevenage to co-operate in masterplanning work. North Herts District Council, Stevenage Borough Council and Hertfordshire County Council have therefore joined together to create, in this document, a common view on the form of development they wish to see west of the motorway.*

*Structure Plan Policy 8 requires the preparation of a masterplan for 5,000 dwellings (and potentially beyond this figure), and so the masterplanning principles contained within this document are set against this context. However, it is the intention that, for the most part, these principles should be able to endure whatever the size of development.*

#### **What these masterplanning principles cover**

*The masterplanning principles set out in this document represent the expression of what the local authorities, collectively, have determined:*

- *What the new development should aspire to;*
- *What the basis will be for determining whether developer masterplan(s) submitted to them meet suitable qualitative standards;*
- *What the overall philosophy and the guiding principles of the development should be in respect of layout, design, balance & mix of uses, quality of social and physical infrastructure etc;*
- *What will be the criteria for judging whether the proposals meet local authorities expectations in terms of sustainability; and*
- *What monitoring and consultation arrangements they propose.*

*These principles have been drawn up independently of any masterplan proposals prepared by private developers. The local authorities have judged that in order to ensure fairness and transparency it is essential that their masterplanning principles are entirely independent of any proposals that might be submitted to them. This is particularly important as this document is intended to inform all parties with a potential interest in the proposed development.*

#### **The status of this Document**

This document should be read in conjunction with the emerging Local Plans for Stevenage and North Hertfordshire. This document does not attempt to repeat the relevant Local Plan policies, but instead provide further advice and guidance, in a single document format, on the local authority expectations.

*Whilst this document identifies the framework for the development and a number of specific requirements, it does not seek to prescribe how they should be implemented. However, they will provide the basis for the local authorities negotiations with developers on these matters, including Section 106 Agreements.*

It is intended that this document will be adopted as *Supplementary Planning Guidance*. Nevertheless, it is recognised that the work on masterplanning principles will need to be dynamic as the development moves forward, in response to change. Further versions of this document will be produced as and when circumstances demand.

## **Section 2**

### **How the masterplan principles have been derived**

*In framing these masterplanning principles, the local authorities have drawn on a range of source material. Principally, this consists of:*

- *technical work undertaken by the local authority, developer and other interests within the 6 Technical Topic Groups established by the Local Authorities in January 1999;*
- *community consultation and visioning events that have taken place during 1998 and 1999;*
- *other technical work that has informed the reviews of both Local Plans;*
- *the provisions of the County Structure Plan 1991 – 2011, adopted April 1998;*
- *national and any other relevant guidance such as Planning Policy Guidance Notes and DETR Circulars*

*There should therefore be some reassurance that in drafting this document, the local authorities have sought to construct the principles from materials that have either been derived from joint collaborative working, community consultations, or statutory policy or guidance documents.*

## **Section 3**

### **Sustainability appraisal criteria**

Local authorities will wish to ensure that developers' masterplans submitted to them have given sufficient consideration to – and, equally importantly, made adequate provision for – the scheme's social, economic and environmental *sustainability*.

*An appraisal of the sustainability credentials of each developer masterplan will therefore be made by the local authorities. This will require such masterplans to:*

- *demonstrate the means by which the scheme can deliver higher standards of sustainability than typically achieved in new development in this country; and*
- *assess how the development site's specific attributes – its location adjoining Stevenage and its physical characteristics – can contribute to meeting such principles*

The three elements of the appraisal will comprise:

- what specific measures are proposed in the name of sustainability;
- the significance of these measures in terms of the difference they will make to the development; and
- how such measures will be managed, monitored and enforced, and if necessary adapted in the future.

It is recommended that the developers submit their sustainability appraisal in the following tabular form:

Measure	Target	Method	Impact	Monitoring	Review	Appraisal
The specific measure to be covered	What the measure is expected to achieve	How it is intended to achieve it	The difference success in this measure will bring (how it might differ from traditional expectations )	How it is intended to evaluate performance to ensure success	How measures might be adapted in time to reflect changed conditions	What actions (if any) would be proposed to remove barriers to achieving success

It is acknowledged that developers may encounter barriers to the implementation of sustainability measures. In seeking ways to overcome these barriers, it is recognised that other organisations, including local authorities, will have an important role to play. For their part, local authorities recognise that they have responsibilities to help achieve sustainability.

What Local authorities will be seeking in terms of sustainability

Set out below are the local authority expectations in the form of a checklist of criteria against which it is proposed development proposals will be judged.

The key categories identified by the local authorities are:

- Efficient use of natural resources (including during construction)
- Pollution control
- Giving priority to passenger transport, pedestrians and cyclists
- Water resource management
- Waste management and recycling
- Energy efficiency
- The *sustainability* aspects of urban design, layout, and community infrastructure
- Habitat management and species conservation
- Landscape quality
- Future management arrangements of open spaces and community facilities (including shared usage of such facilities)
- Health and well-being

- Education and training
- Quality of housing
- Employment provision
- Economic health
- Community development

## Section 4

### Key Masterplanning Principles

The masterplanning principles contained within this document reflect the local authorities intention that the new development achieves the highest possible standards of environmental, social and economic *sustainability*.

This will be achieved through:

- creating a well designed development
- providing the new development with the required physical and social *infrastructure* so as to promote a reduction in the need to travel
- setting an appropriate balance and mix of uses
- nurturing a diverse community
- engendering a sense of neighbourhood spirit and pride within this community
- protecting the wider environment from the impact of development
- conserving important environmental assets within and adjoining the area for development, including landscape, archaeological and ecological features
- ensuring the most efficient use of natural resources including land
- establishing attractive open spaces and '*green links*' for amenity, recreation, wildlife and *biodiversity*
- making the most of the advantages of the location of the new development adjoining the town of Stevenage
- minimising the impact of traffic generation from the development

## Section 5

### Design & Urban Form Masterplanning Principles

#### LAND USE

MP1 Efficient use will be made of land to meet the anticipated needs and aspirations of all sections of the future community.

**To help achieve this the aim should be to create:**

- a development that is visually attractive; convenient to live and work in; encourages healthier living; and aims to reduce the potential for vehicle accidents, crime and the fear of crime.

- a mix of uses so that facilities needed by its residents are convenient and so that the community develops a sense of ownership of their services.
- a sense of place and community by basing the design philosophy on the best aspects of the local area, modified to meet future needs.

## URBAN FORM

MP2 The new development will take the form of a series of inter-linked *urban villages*, each having a mixed use centre within which local facilities will be concentrated.

### **This will require:**

- the centres to form a hierarchy, with one major main centre and smaller local centres.
- the centres to be accessible to the surrounding areas by sustainable *transport modes* and well served by public transport routes.
- each *urban village* to have its own distinctive character whilst at the same time be part of the overall design philosophy of the development.
- all land uses within the overall mix to contribute to the high quality of the scheme and be designed to be compatible one with another.
- the density of the development to be at its greatest at the heart of the development, generally reducing towards those edges that abut the countryside but not adjacent to the A1(M). This will enable the development to present a landscaped appearance to the countryside but have an urban feel at its core, particularly in the main and local centres.

## COALESCENCE

MP3 Coalescence will be avoided with nearby settlements namely, Todd's Green, Norton Green, Titmore Green and Little Almshoe.

## ENERGY USE

MP4 The development will have a land use pattern and urban form that will reduce the need for the use of energy, particularly from non-renewable sources, and thereby reduce the potential for pollution.

## THE EDGE OF DEVELOPMENT

MP5 The development will aim to blend with the existing landscape character rather than presenting a hard urban edge to the open countryside.

### **To achieve this it is envisaged that:**

- **strong woodland and parkland planting will be needed along its flanks, particularly to the north, west and south.**
- **advanced structural planting will be required**
- **the boundary will take into account the form of the land.**
- **these requirements will not preclude the creation of very occasional long views out of the development that will add to its sense of place and overall attractiveness.**
- **other measures may be used which achieve the principle set out above.**

## **LAYOUT**

MP6 The design of the layout will be *permeable* to increase accessibility, convenience and the ability of people to travel by other means than the private car. Well designed and located parking areas will be provided to avoid dangerous congestion and intrusion into pedestrian areas, space for cyclists and other inappropriate locations. Parking and road space must be sensitively designed for the benefit of all transport users.

MP7 The design of the development will permit casual surveillance of public and private areas to reduce opportunities for crime and increase public well being. Houses will overlook roads, footpaths and open spaces. Narrow, isolated footpaths will be avoided.

## **ACCESSIBILITY**

MP8 The urban form, buildings and the environment as a whole will be convenient for the use of disabled people.

## Section 6

### Transport and Transport Infrastructure Masterplanning Principles

#### ***REDUCING THE NEED TO TRAVEL***

MP9 Journeys by alternative modes will be made attractive and convenient to encourage a *modal shift* away from the use of the private car.

#### **To achieve this:**

- **the need to travel will be reduced through the provision of *key local facilities* within the development.**
- **safe, direct, well signed and attractive pedestrian and cycle routes will be established throughout the development and to *key local facilities* and will link into the existing rights of way and cycle networks.**
- **priority will be given to the pedestrian and cyclist over the car, particularly at junctions.**

- measures such as traffic calming, pedestrianisation, reduced speed limits and home zones will be employed to reduce the impact of the car on the local environment and improve the level of safety afforded to pedestrians and cyclists.
- a high quality, frequent, low floor, high capacity, modern styled bus service, which utilises modern information and ticketing systems, will be provided, along with the necessary *infrastructure*. Users of the high quality bus service will be provided with an advantage over the car through a combination of priority measures and segregation.
- access to key facilities in Stevenage such as the Railway Station, the Town Centre, the hospital and employment areas being made available by the bus network, footpath and cycleway connections.
- adequate provision will be made for secure storage facilities for cycles at the main and local centres, passenger transport *interchanges*, places of work and schools.

## PASSENGER TRANSPORT

MP10 The necessary *infrastructure* will be provided to enable a quality bus service to be implemented in phases, in parallel with the occupation of dwellings.

## SAFETY

MP11 All transport *infrastructure* and services provided to serve the development will be designed to ensure a high level of safety.

## WIDER LINKAGES

MP12 The development will avoid unacceptable impact on the highway network.

### To help achieve this:

- there will be no vehicular access to the B656.
- there will be no direct access on to the A1(M) motorway.
- all vehicular access will be directed under the A1(M) into Stevenage.
- improvements will be required to the highway network to accommodate the traffic impact of the development.
- a minimum of 2 general purpose vehicular access points under the A1(M) into Stevenage will be provided.
- *segregated facilities* for pedestrians and cyclists will be provided in association with vehicular accesses.
- existing crossing points will also be utilised to provide additional facilities for pedestrians and cyclists, to ensure that convenient and direct routes are provided between the development and local facilities within Stevenage.

MP13 All modes of transport will be integrated with transport *infrastructure* and key facilities in Stevenage.

## Section 7

### Community Infrastructure Masterplanning Principles

#### HOUSING

*MP14 The provision of housing for a wide range of residents which includes a mix of types, tenures and size, spread throughout the community will be required.*

**It is expected that:**

- **small clusters of *affordable housing* (generally between 20 and 30 dwellings) and housing for *special needs* will be distributed throughout the development and designed to assist with social integration.**
- **the mix of housing types will be required to create a balanced community and to reflect Hertfordshire's housing mix and needs.**
- **most *affordable housing* will be for rent.**
- **the level of *affordable housing* will be determined by joint local authority housing needs studies.**
- **the provision of *affordable housing* will be linked to the agreed phasing programme of the overall development.**
- **most accommodation for the elderly will be provided close to the local centres.**
- **sheltered accommodation will be designed to be self-contained and fully supported by community facilities.**
- **housing for the disabled will be provided close to the public transport and avoiding steep gradients.**
- **housing designed for *special needs* groups will be located close to the local centres and/or public transport routes.**

#### EMPLOYMENT

*MP15 Employment areas will be of sufficient scale to provide employment opportunities for a significant part of the working population and will be located so as to reduce the need for private and commercial vehicle journeys.*

**To reduce the need for vehicle journeys it is expected that:**

- **the employment land will be split and located close to the main access or on the main arterial route. Smaller scale local employment land will be provided close to local centres.**
- **no employment land will be provided for Use Class B8 unless it is part of a planning unit ancillary to Use Class B1 or B2.**
- **employment activities will not be detrimental to the amenity of neighbouring uses.**
- **employment land will be close to a passenger transport route.**

- **employment land will be served by a network of cycleways and footpaths linked to the residential areas.**

MP16 A wide range of employment opportunities will be provided to encourage diversity and to attract new business and encourage the growth of local small business.

**It is expected that:**

- **a mixture of unit sizes will be provided.**
- **a managed work space unit will be provided close to the main local centre.**

**MP17 Replacement employment space will be provided for the employment land lost from the access routes.**

## **RETAIL**

*MP18 Convenience shopping provision will be made locally, to reduce trip generation, encourage linked trips and to meet the everyday needs of residents. Comparison shopping will be provided by Stevenage Town Centre, rather than within the site, to discourage shopping related trips into the development.*

**It is expected that**

- **a main food store will be provided at the main centre.**
- **the main food store design will contribute positively to the *street scene* of the main centre.**
- **the main food store will be on the public transport system and served by cycleways and footpaths.**
- **small convenience store design will contribute positively to the *street scene*.**
- **small convenience stores with other small retail and service units will be provided at the local centres.**
- **small convenience store design will be flexible to allow for change in demand.**
- **the small convenience stores will be well served by cycleways and footpaths and within walking distance of the residential areas they serve.**
- **there will be no non-food retail warehousing or factory outlet shopping.**

## **EDUCATION**

*MP19 School places will be provided in sufficient numbers to meet the needs of those living in the new community at each stage in its development. The primary schools will be located close to the centres and located within walking distance of the residential areas they serve and the secondary school close to the main centre.*

**It is expected that:**

- **3 primary schools will be provided and a secondary school.**
- **primary schools and secondary schools will be well served by cycleways and footpaths linked to the residential areas they serve.**
- **the secondary school will be located on the public transport route.**

*MP20 Schools will be designed for shared usage, with access to facilities by the community. The school playing fields will be designed to be part of the green links integrated into the development.*

*MP21 Provision will be made for life long learning facilities at the schools or at community centres for youth or adult education. Initiatives such as cyber cafes or opportunities to link with new technology will be promoted.*

## **EMERGENCY SERVICES**

MP22 A facility will be provided close to the main centre for the fire service, with direct access onto the main arterial route. The community centre will be designed to enable shared facilities with the police; and the health centre with ambulance services. Temporary accommodation will be required to enable police presence in the development on the completion of the first house.

MP23 Emergency vehicle requirements will be accommodated in the design of the development (in particular with the major access routes).

## **HEALTH AND SOCIAL SERVICES**

*MP24 At the main centre provision will be made for a health centre at an appropriate scale for the well being of the community.*

*It is expected that provision will be made for:*

- **facilities for doctors, dentists, opticians and similar health professions.**
- **social services accommodation.**
- **access and hardstanding for ambulances.**

## **COMMUNITY CENTRES**

*MP25 A multi-purpose community centre will be provided at the main centre to meet the requirements of the community, public and voluntary sectors. In addition multi-purpose community centres will be provided in association with local centres. All provision will be made at a scale appropriate to the development.*

**It is expected that provision in the main centre will be for:**

- shared “one stop shop” to provide information on local public, private and voluntary agency services.
- library facility.
- museum facility.
- rooms to enable worship.
- meeting rooms.
- function rooms.
- catering / café facility
- changing rooms/showers facilities.
- storage.

## **CHILD CARE AND YOUTH FACILITIES**

**MP26 Provision will be made for separate childcare and youth facilities adjacent to community centres.**

## **LEISURE**

*MP27 A range of leisure facilities will be provided to meet the needs of the new community. All provision will be made at a scale appropriate to the development.*

**It is expected that the <sup>42f</sup>facilities will be:**

- sports halls.
- a health and fitness centre.
- a swimming pool.
- an artificial surface sports area.
- a multi use games area.

*MP28 Formal and informal outdoor recreation facilities and a cemetery will be provided within easy access of the residential areas they serve.*

**It is expected that the facilities will include:**

- parks and open spaces.
- playing fields and supporting changing facilities will be grouped together in a number of locations.
- play areas (LEAPS and NEAPS).
- replacement of any playing fields and club house facilities lost to access improvements.
- allotments.

Section 8

Physical Infrastructure Masterplanning Principles

## **WATER SUPPLY AND CONSUMPTION**

MP29 The development will make efficient use of water resources and provide opportunities to minimise water consumption.

**To achieve this, it is envisaged that:**

- **determination of final water supply proposals will be agreed through the *Environmental Impact Assessment* process .**
- **water supply *infrastructure* will be planned to provide flexibility to cope with possible future changes in supply and demand.**
- **the development will incorporate water efficiency measures, such as recommended water efficient appliances.**

## **WATER DRAINAGE**

MP30 Natural and sustainable drainage techniques will be used to drain the development's surface water.

**To achieve this it is expected that:**

- **the surface water drainage system will incorporate source control techniques (*infiltration drainage*). Surface water attenuation by physical means will only be provided where the use of infiltration techniques are not practical.**
- **to maintain the effectiveness of the source control proposals it is necessary to establish a maintenance regime and identify responsibility for it.**
- **local infiltration techniques are the preferred option, with area infiltration the second choice.**
- **measures will be taken to prevent pollution from the development to ground water in the aquifer.**
- **determination of the final foul water drainage proposals will be agreed through the *Environmental Impact Assessment* process.**
- **a drainage strategy will be provided to show the approach taken is technically feasible without causing detriment to aquifer or environment on or near the site.**

## **ENERGY SUPPLY AND CONSUMPTION**

MP31 The development will make efficient use of energy resources and provide opportunities to minimise energy consumption.

**To help achieve this:**

- **the provision of a community heating system will be explored (the provision of *Combined Heat and Power* facilities is dependent on the findings of a feasibility study).**

- the design of lower energy buildings and homes will be considered against Building Research Establishment (BRE) and National House Building Council (NHBC) standards.
- it must be demonstrated that methods of maximising efficient energy use in the development have been fully explored.

## WASTE RECYCLING

MP32 The development will provide opportunities to maximise recycling.

**In order to achieve this:**

- land and facilities for a new *household waste site* (HWS) will be provided.
- land and facilities, within the development, will be required for a *green waste composting scheme* (GWCS).
- *recycling centres* will be sited where there is good access to them without having adverse impact on the area.
- *household scale recycling* facilities will be designed into buildings.

## WASTE COLLECTION AND DISPOSAL

MP33 Appropriate and efficient solutions will be sought to address waste arising from the development.

**It is expected that:**

- the policies set out in the Hertfordshire Waste Management Strategy, the Hertfordshire Waste Local Plan and the District Local Plans will be accorded with.

## CONSTRUCTION

MP34 The development will incorporate resource efficiency (energy, water, and materials) into good quality design, construction and landscaping.

**To enable this to happen:**

- all building materials will be assessed for environmental impact.
- sustainable and innovative construction techniques will be used and all new housing will comply with BRE and NHBC Eco Homes Standard.
- experimental building construction and design will be demonstrated.

## OTHER GENERAL PHYSICAL INFRASTRUCTURE REQUIREMENTS

MP35 The necessary telecommunications will be in place to enable a 'wired community'.

**To achieve this:**

- **all buildings to be serviced to enable IT access.**

MP36 The design of the development will aim to reduce the opportunity for crime and the fear of crime.

**To help in this objective:**

- **the development will need to ensure effective lighting with the installation of *CCTV* where appropriate.**
- ***CCTV* will be installed in public places, where justified.**

Section 9

Environment Masterplanning Principles

**EXISTING NATURAL FEATURES**

MP37 Existing natural and semi-natural features on and around the site will be assessed including the ecological impact of any changes to natural hydrology and drainage and, where appropriate, retained, protected and/or enhanced.

**In particular it will be a requirement that:**

- **the design of the development will take these into account.**
- **long term conservation will be provided both in terms of management arrangements, plans and design.**
- **where appropriate, semi-natural features will be enhanced.**
- **where natural features are unavoidably lost, replacement features of a similar nature will be sought.**

**HISTORIC FEATURES**

MP38 Features and remains of the *historic environment* will be assessed and, where appropriate, retained and/or enhanced according to their significance.

**In particular it will be a requirement that:**

- **all surviving elements of the *historic environment* will be identified and their importance assessed.**
- **in assessing importance, the group value of identified sites and features will be taken into account.**
- **these sites/features will be managed so as to enhance their amenity value and contribute to local character and to promote the community's appreciation of the historical environment of the area.**

- **the design of the development will take into account any important features, and where these features are retained, sympathetic management techniques will be introduced.**

## **BIODIVERSITY**

MP39 Opportunities for increased *biodiversity* will be encouraged in both the built and landscaped areas of the development.

## **LANDSCAPING**

MP40 Landscaping and planting will be used to create a sense of identity and an attractive sustainable environment. This will require a strong landscape structure taking into account microclimates, carbon-fixing, wildlife, visual and recreational amenity. The design will facilitate the sustainable management and maintenance of the new landscape.

## **USE OF NATIVE SPECIES**

MP41 Native species will be used in landscaping and planting schemes where appropriate, thereby increasing opportunities for *biodiversity*.

## **GREEN LINKS**

MP42 A network of landscaping and open space ("*green links*") will be created for the benefit of wildlife, landscape, recreation and amenity. This will include, where practical, links between existing sites of ecological importance, existing features and the rights of way network.

## **RIGHTS OF WAY**

MP43 The existing rights of way system will be maintained where appropriate and enhanced. Alternatives will be created to replace any facilities that have to be lost.

### **In particular:**

- **the network of public rights of way will be assessed in relation to the wider network.**
- **safe recreational access based on existing and new public rights of way within the development and to the wider countryside will be provided.**
- **paths will be retained or created where they advantageously link to the wider countryside network and to existing facilities within and outside *the development area*.**

## **SCREENING**

MP44 Any adverse environmental and visual effects of surrounding uses such as the A1(M) must be identified and good quality screening provided.

## LIGHT AND NOISE POLLUTION

MP45 Full and adequate street lighting will be provided but of such a design to minimise aerial light pollution. This will be particularly relevant to the avoidance of light pollution into the surrounding countryside.

MP46 Noise levels affecting the site will be investigated and taken into account in the planning of the development.

**In particular it will be a requirement, where appropriate, to:**

- **locate sensitive land uses in areas not affected by high levels of noise and/or**
- **provide insulation and other mitigation measures to protect sensitive land uses and buildings.**

## Section 10

### Monitoring and Consultation

#### Partnership Working

- **The County Structure Plan requires masterplanning briefs to be prepared and negotiated with *the developers* by means of a joint local authority partnership. The Masterplanning Principles in this document are, in effect, the masterplanning briefs referred to in the Structure Plan and are, in part, the product of Topic Group working.**

#### Consultation

- **High priority has been given to public consultation since the site was designated for development. *The developers* will provide evidence that their proposals have been subjected to full public consultation and that due regard has been given to the comments received.**
- **A process for ongoing liaison with residents of the development will need to be set up with those living in the immediate surrounding area and representative organisations.**

#### Phasing and Monitoring

- **The local authorities will wish to ensure that the development proceeds according to an agreed programme to ensure that the housing allocations set out in the Structure Plan are accomplished in the period specified. They**

will also wish to monitor progress in connection with trigger points for facilities provided as planning conditions and obligations.

## Construction

- *The developers* will minimise any adverse impact, which the development may have on those living near *the development area*, on existing roads and the surrounding towns and villages during the construction period.

## Employment and Training

- The construction of the development will create significant new employment in the construction industry. The local authorities will encourage developers to take positive action to ensure that local people are fully aware of the employment opportunities created and that they have equal opportunity to take them up.
- *The developers* will set up and maintain a training scheme for construction skills.

## Section 11

### Section 106 Agreement

A Section 106 legal agreement will be required for the development. It will be finalised at the same time as outline planning permission is issued.

Government advice concerning such agreements states that they must only be sought where they are:

- necessary
- relevant to planning
- directly related to the proposed development
- fairly and reasonably related in scale and kind to the proposed development
- reasonable in all other aspects.

The agreement will be primarily between *the developers* and the local authorities. It can refer to matters both off and on site. It can govern the way the parties act or it can constrain the way they act. It can provide land and buildings for various uses. It can also provide sums of money to enable local authorities and other organisations to carry out work.

The agreement is critical to the production of a high quality sustainable development. It obliges the parties amongst other matters to work towards the provision of important social and physical *infrastructure*. This agreement is likely to cover issues relating to:-

- management including possible methods whereby the community can control or influence its own affairs in the future phasing;
- monitoring;
- housing, including *affordable housing*;
- education;
- community;
- leisure;
- open space, landscaping, heritage and the countryside;
- transport; and
- any other matters that arise from the environmental impact analysis and planning process.

## Section 12

### Glossary

#### Affordable Housing

Defined by Circular 6/98 as “Low cost market and subsidised housing (irrespective of tenure, ownership – whether exclusive or shared – or financial arrangements) that will be available to people who cannot afford to rent or buy houses generally available on the open market” and as amplified in the Local Plans.

#### Biodiversity

The existence within an area of a broad range of different species of flora (plants) and fauna (animals).

#### CCTV

Surveillance system based on the use of Closed Circuit Television Cameras.

#### Combined Heat and Power

The use of a generator to supply the heating and electricity requirements of a group of properties.

#### Community

Those who will live or work in the development.

#### Comparison Shopping

Shopping for higher priced household purchases, where the consumer may wish to compare goods in a number of stores before making a purchase.

#### Convenience Shopping

Shopping for day-to-day household requirements, such as food, drink and hardware where the consumer will generally visit the same store or stores for a similar range of items on a regular basis.

#### The Development

The proposal to provide 3,600 dwellings and supporting infrastructure on land to the West of Stevenage in the period up to 2011 within a Master Plan for 5,000 dwellings, with the long term possibility of a further 5000 dwellings in future.

**The Development Area**

The area required to provide for the Development. Within this boundary the development is likely to proceed in phases.

**The Developers/Development Interests**

**The private sector companies and development agencies that will be responsible for implementation of the Development.**

**Development Plan**

**The Structure Plan and the Local Plan together form the Development Plan for an area.**

**Environmental Impact Assessment (EIA)**

A means of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects (Circular 02/99).

**Green Belt**

**Areas of land designated in the Development Plans in which there is a general presumption against inappropriate development, as defined in statute and in PPG2 (Green Belts). Green belts exist to check urban sprawl, prevent neighbouring towns merging, safeguard the countryside, preserve the character and setting of historic towns and encourage reuse of urban land.**

**Green Waste Composting Scheme**

**Site for where vegetable waste is decomposed into a form suitable for agricultural and horticultural use.**

**Greenways and Green Links**

**Tracts of open space that help to define breaks between discrete parts of the development. They can in certain circumstances serve a number of additional low impact functions, including wildlife corridors and routes for footpaths and cycleways.**

**Historic Environment**

Archaeological deposits, listed buildings and other historic buildings and landscape features relating to human activity in the past.

**Household Scale Recycling Facilities**

Space provided within the curtilage of a property to enable householders to segregate waste prior to collection/disposal.

**Household Waste Site**

**Central depository serving a large area where householders can dispose of some items not collectable as part of the local authority's house to house refuse collection service.**

## **Infiltration Drainage**

*Methods by which rainwater is allowed to soak away into the land as distinct from being channelled into drains before discharge into a water-course.*

## **Infrastructure**

**The fabric of social and physical facilities that must be constructed to support the houses to be built at the development. Social infrastructure may, for example, include schools, parks and sports grounds, whilst physical infrastructure may include such items as roads, water supply and drainage systems.**

## **Interchange**

**A place where the public is able to change between different transport modes, such as between bicycle and bus or train, as well as allowing pedestrians to join or leave passenger transport.**

Key Local Facilities (within the development)

**The provision of uses, such as, schools, shops, employment, community, social and leisure facilities.**

## **LEAPS and NEAPS**

**Essentially children's playgrounds. LEAPS are Local Equipped Areas of Play and NEAPS are Neighbourhood Equipped Areas of Play. NEAPS serve a larger area than LEAPS.**

The Local Authorities

**The bodies with planning powers over the Development Area - Hertfordshire County Council, North Hertfordshire District Council and Stevenage Borough Council. Also referred to as 'the Councils'.**

Local Plan

*A statutory document produced by district councils, in which more detailed policies are set out to guide development in a particular local authority area. Also known as District Plans, the plans cover the whole of a local authority area and may include detailed proposals for specific sites. The Stevenage District Plan Review was adopted in October 1994 and the North Hertfordshire District Local Plan No2 was adopted in April 1996. The review of both Local Plans is underway.*

## **Local Visioning Conference**

**A conference held in January 1999 consisting of a range of workshops and hands-on planning sessions, aimed at involving all stakeholders in the Development in establishing a shared view or vision of the form and content of the new settlement. The consultation process is continuing.**

Master Plan

**The design of the general structure of land uses and their distribution generally in a map or series of maps plus written description to provide a framework within which a development can be brought forward. The purpose of the Master Plan is to demonstrate that future development can be properly planned in a flexible manner to ensure the appropriate and efficient use of land. The Structure Plan requires a Master Plan to be prepared for an initial phase of 5,000 dwellings west of the A1(M) at Stevenage. The developers are therefore required to submit a Master Plan with their planning application.**

### **Masterplanning Principles**

**The term used for the present document and synonymous with the term Master Planning Briefs used in the Structure Plan. Prepared by the local authorities and, most probably, be adopted as Supplementary Planning Guidance, the Masterplan Principles will amplify the development principles contained within the Local Plan and recommendations of the Topic Groups to provide detailed advice on sustainable development and a context to the preparation of the Master Plan.**

### **Material Considerations**

**Any consideration, which relates to the use and development of land is capable of being a planning consideration. To be material to the determination of planning applications, they must be related to the purpose of planning legislation and must fairly and reasonably relate to the application concerned.**

### **Mixed Use Core**

**The built environment located at the centre of each urban village, comprising a mix of key local facilities.**

### **Permeability**

**The extent to which pedestrians and cyclists are able to pass easily through a development unimpeded by physical barriers such as buildings, walls and roads.**

### **Planning Policy Guidance (PPG)**

**Guidance notes which set out the Government's policies on different aspects of planning. Local authorities must take their content into account in preparing their development plans. The guidance may also be material considerations in deciding planning applications and appeals.**

### **Recycling Centres**

**Local depositories serving a group of dwellings and used for the collection of household waste, such as metal, paper and glass, capable of being processed elsewhere for reuse.**

### **Section 106**

**A section of the Town and Country Planning Act 1990 which provides for a developer to enter into an obligation which may restrict development or use of land, require operations or activities to be carried out on it, require the land to be used in a specified way or require payments to be made to the local**

**authority. Such obligations are normally made by agreement between the developer and the local authority, but may also be made by the developer as a unilateral undertaking.**

### **Segregated facilities**

*Transport routes that are physically separated from the main highway, such as bus routes separated from a road carrying cars and commercial traffic.*

### **Special Needs Housing**

**Housing for those who are elderly, or have learning, mental health, mobility or other difficulties.**

### **Street Scene**

**The physical appearance of the built environment within a locality.**

### **Structure Plan**

**A statutory document, produced by County Council which sets out the key, strategic policies, such as long term land use, development and transport policies and provide a framework for Local Plans. The Hertfordshire County Structure Plan Review was adopted in April 1998.**

### **Supplementary Planning Guidance (SPG)**

**Planning guidance to supplement the policies of the adopted Local Plan, generally providing a more detailed statement of a particular planning policy. The guidance is not part of the Local Plan and therefore cannot be accorded the same weight in determining planning applications. However, PPG12 (Development Plans and Regional Planning Guidance) makes it clear that supplementary planning guidance may be taken into account as a material consideration and that greater weight may be accorded to it if it has been the subject of a council resolution and local consultation.**

### **Sustainability**

**Defined by the World Commission on Environment and Development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.**

### **Topic Groups**

**Working parties with membership drawn from the Local Authorities, the Developers and Consultants and specialist organisations convened to undertake the detailed work of preparing strategies to support the Local Plan reviews and the preparation of Masterplanning Principles.**

### **Transport Modes, Modal Split and Modal Shift**

**The different means by which the population moves from one location to another both within and between areas. The principal modes are walking, cycling, cars and motorcycles, bus and rail. The modal split is the proportion of the population using each of the modes of transport within a given area. Modal shift denotes the change in these proportions that can be brought about**

**by external influences, such as enhancing the quality of using a particular mode or making a subsidy available.**

**Urban Village**

**A cluster of dwellings centred around a mixed use core which has characteristics of design, materials and layout which impart an identity to the whole, whilst distinguishing it from adjoining urban villages.**

**Wildlife Corridors**

**Routes which allow the safe passage of wildlife through an otherwise unsuitable environment.**

## APPENDIX 2

### **Sustainability ‘Checklist’: Extract from HCC Proof of Evidence to Three Rivers District Local Plan Inquiry in 1999**

PROPOSED TEXT TO BE INSERTED INTO THE LOCAL PLAN AFTER PARAGRAPH 1.1, AS FOLLOWS:

#### **1.2 Making Development More Sustainable**

1.3 The introduction to this Local Plan recognises the fundamental role which the Plan plays in contributing to the aim of making development in Three Rivers more sustainable. The location, design, construction and future use of all development, regardless of scale, can contribute towards this aim and many of the policies in the Plan have been developed to achieve this. Policy GEN.1 is an overarching policy, the purpose of which is to seek to enable all aspects of development to make as full a contribution to sustainable development principles as possible.

1.4 Applicants will be required (except in the case of “householder” development) to submit a statement to demonstrate how sustainability principles have been incorporated into the location, design, construction and future use of their proposals. To provide a basis for this statement, appendix 1 contains a sustainability checklist against which applicants should prepare their statements. Advice may be sought from the local planning authority on the range of issues which should be covered, and in what detail. All local authorities in Hertfordshire, under the auspices of the Hertfordshire Technical Chief Officers Association (HTCOA), are collaborating to develop advice and guidance to applicants which will support the checklist and assist in the preparation of statements.

#### **GEN. 1: MAKING DEVELOPMENT MORE SUSTAINABLE**

As part of their applications for development, applicants should submit an assessment of their proposals against the sustainable development checklist in Appendix 1. Development will be permitted where it is demonstrated that sustainable development principles are satisfied to the extent of compliance with the policies of this Local Plan and Government statements of planning policy.

## APPENDIX

### MAKING DEVELOPMENT MORE SUSTAINABLE

**Policy GEN.1 Making Development More Sustainable is an overarching policy in the Local Plan having the objective of ensuring that the location, design, construction and future use of development in Three Rivers is as sustainable as possible. To help to achieve this, applicants will be required to submit sustainability assessment statements with their applications demonstrating how they have taken into account a range of sustainability issues. Applicants in preparing their statements should use the sustainability checklist contained in this Appendix.**

Please contact the local planning authority if you are in any doubt as to whether a statement is required, the range of issues it should cover and in what detail. The following text is based on advice issued nationally by the Local Government Association and the Local Government Management Board (now the Improvement and Development Agency for local government) contained in ‘Sustainability in Development Control – a research report’<sup>1</sup>.

All local authorities in Hertfordshire, under the auspices of the Hertfordshire Technical Chief Officers Association (HTCOA), are collaborating to develop advice and guidance to applicants to support the checklist. For the avoidance of doubt, should there be any conflict between the text below and the policies of the Local Plan, the latter will prevail for the purposes of the Local Planning Authority’s determining applications.

What is sustainability?

**Sustainable development is defined and described in the introduction to the Local Plan. It can be viewed as encompassing the following<sup>2</sup>:**

*protect and enhance the environment*

- **use energy, water and other natural resources efficiently and with care.**
- **minimise waste, then re-use or recover it through recycling, composting or energy recovery, and finally dispose of what is left in as sustainable way as possible.**
- **limit pollution to levels which do not damage natural systems.**
- **value and protect and where possible enhance the diversity of nature and quality of landscapes for wildlife.**

*meet social needs*

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<sup>1</sup> The following addition should be incorporated into the References and Bibliography Appendix – Other Principal Publications Cited:

“Sustainability in Development Control – a research report”. Report for the Local Government Association and the Local Government Management Board by CAG Consultants. 1997.

<sup>2</sup> Adapted from ‘Sustainable local communities for the 21<sup>st</sup> century’ (The Local Government Association, the local Government Management Board and the Department of the Environment, Transport and the Regions) by the Hertfordshire Public Sector Environmental Pledge.

- **create or enhance places, spaces and buildings that work well, wear well and look well;**
- **make settlements ‘human’ in scale and form.**
- **value and protect local character and distinctiveness and strengthen local community and cultural identity.**
- **protect human health and amenity through safe, clean, pleasant environments.**
- **as well as health care place a greater emphasis on a preventative approach to ill health.**
- **create public confidence and satisfaction in communities which are safer and more secure.**
- **ensure access to good food, water, housing and fuel at reasonable cost.**
- **meet needs locally wherever possible.**
- **maximise everyone’s access to the skills and knowledge needed to play a full part in society.**
- **empower all sections of the community to participate in decision-making and consider the social and community impacts of decisions.**

*promote economic success*

- **create a vibrant local economy that gives access to satisfying and rewarding work without damaging the local, national or global environment.**
- **value unpaid work in the form of carers and voluntary workers.**
- **encourage necessary access to facilities, services, goods and other people in ways which make less use of the car and minimise impacts on the environment.**
- **make opportunities for culture, leisure and recreation readily available to all.**
- **promote a green economy through the use of green purchasing/supply chain practice.**

How does sustainability affect how development is planned?

**The planning system plays a major part in making our living environment and our lifestyles more sustainable. For instance, placing developments which generate many jobs near public transport allows car travel to be reduced. Ensuring that developments are located so that they make optimal use of sunshine and so that they are sheltered from wind reduces energy consumption. The provision of works of art as part of new developments makes our living environment more beautiful. Often, sustainable practices help to save money, for instance from utility bills. They can also make developments more attractive to future users, thus raising their value.**

**When planning development, applicants will need to take account of:**

- **the policies in the Hertfordshire Structure Plan, the Three Rivers Local Plan and the Hertfordshire Minerals and Waste Local Plans (where appropriate) and any Supplementary Planning Guidance;**
- **Building Regulations;**
- **the requirements of the Environment Agency, the local environmental health department, and possibly other organisations.**

**These deal with many sustainability issues like nature conservation, land use, and energy efficiency.**

**Applicants should discuss proposed development with the local planning authority, who can give valuable advice on what is expected from developments in the area. The local planning authority is responsible for setting planning conditions for developments: these are conditions that must be fulfilled. Planning obligations may also be sought with applicants which restrict what can be undertaken with land/development or which involves paying for certain amenities. Examples of sustainability-oriented planning obligations include carrying out archaeological investigations on a site if there may be important archaeological material there, or paying for traffic management near the site of the development if it is likely to generate considerable extra traffic. Development can be refused on sustainability-related grounds, particularly on grounds of unacceptable traffic increase and incompatible land use. As such, it is important to discuss these issues with the local planning authority at an early stage.**

**How can a proposed development be made more sustainable?**

The checklist below gives an idea of many of the issues that should be considered when planning development. It also gives some ideas for how development might be adapted to make it more sustainable. It should not be treated as a complete list of sustainability issues and appropriate additions to the list by applicants will be welcomed. Not all of the questions apply to all developments and some indicative thresholds are identified below. Developments will, however, be encouraged to maximise opportunities in all areas where possible.

- **if the development does not involve any buildings (if, for instance, it is a car park or landscaping), then consider only questions marked “n”;**
- **if the development is a conversion of an existing building, then consider only questions marked “c”;**
- **if the development is for 10 houses or less, or less than 300 square metres, consider only questions marked “s”;**
- **if the development is for more than 10 houses, or more than 300 square metres, then consider only questions marked “l”.**

**In each case, an applicant should consider "does my proposal.... ? "**

## The Sustainability Checklist:

### 1. Land Use

- ls** provide local facilities or favour the central town over green field sites?
- cl** site high traffic-generating uses near good public transport?
- nls** avoid loss of open land or urban open space?
  - nls* use derelict/under-used/vacant land or buildings? (including upper stories)
- l** avoid adding to housing pressure?
  - ncls* encourage a long period of use? (eg. durable construction, accommodating changing patterns of use)

### 2. Minerals and Soils

- nl* minimise the need for aggregates both in construction and operation, and safeguard long-term local resources of sand and gravel?
- nl* avoid areas of high quality agricultural land?
- nls* include a proper site investigation to identify areas of soil contamination where necessary, and take correct measures for decontamination?

### 3. Waste

- ncls* reduce the size of the waste stream, including toxic and contaminated waste, and ensure that what is produced and used is safely handled? (eg. reuse/recycling, composting, proper safety procedures)
- ncls* encourage the use and purchase of recycled, recyclable, and durable products? (eg. use recycled, reused, renewable and durable building materials, salvage material for reuse/ recycling, use demolition materials for hardcore and aggregate)
- nl* promote recycling and waste sorting as a normal activity? (eg. provide recycling facilities)
- n* reduce litter and dog mess? (eg. dog bins in parks, fencing to reduce windblown litter)

## **4. Energy**

- l* reduce the requirements for transport fuel? (eg. more attractive public transport, development layouts favouring non-motorised transport, self-contained settlements)
- cls** maximise energy efficiency in buildings? (eg. orientation, spacing and grouping of buildings, size and orientation of windows, natural ventilation, earth sheltering, insulation, lobbies and conservatories as buffer zones, draught proofing, localised temperature controls, weather-breaking plantings)
  - ls* avoid overshadowing other buildings?
- cls** generate energy sustainably? (eg. combined heat and power, heat/methane recovery from waste, solar panels, other forms of renewable energy) or opt for supply generated from such sources when there is a choice from energy companies.

*nls consider the full energy costs of extraction, manufacture, transport, use, and disposal both in construction and operation? (eg. minimise changes made to site levels during construction, avoid the use of aluminium, renew/repair/refurbish)?*

## **5. Air, Water, Noise, Light**

**nl reduce air pollution and dust both in construction and operation? (eg. low NO<sub>x</sub> boilers, reduction in traffic volumes, damping and wheel cleaning to avoid dust)**

*nl reduce greenhouse gas emissions? (eg. condensing boilers, combined heat and power systems)*

**nl improve water quality and protect groundwater from contamination? (eg. sewer renewal, waterway maintenance, dredging, reedbeds for wastewater treatment)**

*cls reduce the need for water? (eg. water meters, storage and use of 'grey' water)*

**nls protect the hydrology of the site and surrounding area and prevent flooding? (eg. permeable surfaces for car parks/spaces/driveways, minimise road length, avoid water run-off into watercourses, avoid building on floodplains)**

*cls reduce noise levels? (eg. traffic reduction, meeting noise standards, noise insulation, use of quieter technology, hours of operation)*

*nl reduce levels of pollutants which are not statutorily controlled? (eg. provide litter bins, minimise nighttime lighting whilst maintaining safety, minimise odour)*

*l provide information on pollution levels and sources to allow effective action to be taken? (eg. pollutant monitoring schemes)*

## 6. *Nature*

*ncls protect designated sites and other sites/features of nature conservation importance? (SSSIs, green corridors, other sites of nature conservation importance, important trees, hedgerows and verges, drainage ditches)*

*nls conserve and make positive provision for nature conservation? (eg. nature reserves, naturally shaped watercourses, green corridors between sites, plantings to encourage wildlife and biodiversity, gardens and allotments, use native Hertfordshire or British species)*

*ncls ensure that waste products do not harm wildlife?*

**cls avoid the use of tropical hardwoods?**

## 7. *Local Needs*

*ncls meet local needs? (eg. gardens and allotments)*

*l make local facilities (shops, post office, chemist, youth club, bus service etc.) and centres more viable and reduce travel needs?*

*l link local production with local consumption, keep money in the local economy? (eg. local supplier/labour agreements)*

*l mainly benefit small and/or locally based businesses?*

## 8. *Basic Needs*

*ncls* work towards the eradication of poverty and a decent quality of life for all? (eg. start-up business units, gardens and allotments)

*cl* reduce homelessness and unfit housing? (affordable housing, commuted payment for affordable/social housing)

**l** target improvements to where fuel poverty or waste is greatest? (eg. thermal efficiency of renewal housing)

9. *Satisfying Work*

**cl** increase employment opportunities for local people? (eg. training courses, inward investment, small business units)

**l** encourage creativity, diversity and innovation in the local economy?

**l** support economic life without incurring hidden environmental costs? (eg. life cycle costing, environmental impact assessments)

**cl** promote socially and environmentally responsible business practice? (eg. waste minimisation, office recycling, energy saving schemes, noise reduction)

10. *Health*

**cls** avoid unsafe building materials? (eg. asbestos, lead paints, organochlorides)

**l** improve health provision in the local area?

11. *Access*

**l** minimise distances to main employment centres, retail centres, recreation and community facilities, and schools?

**nl** make walking safer and easier? (eg. provision of controlled crossings, pedestrian preference zones, adequate lighting, traffic calming)

*nls* improve access to buildings for all? (wheelchair users, people with young children/prams, blind and disabled people)

*ncl* improve facilities and conditions for cycling, particularly safety aspects? (secure cycle storage, cycle paths, signals and lanes)

*l* make public transport more attractive or a more viable alternative? (eg. more frequent buses, bus preference measures, increased population density in transport corridors)

*l* discourage the use of single occupant cars or large lorries? (eg. car sharing, teleworking, pooled bicycles or cars, load splitting, home delivery, bulk breaking)

*nl* improve facilities for those without a car? (eg. local shopping, kerbside recycling, neighbourhood service delivery)

*nl* make appropriate provisions for parking? (appropriate levels/standards of parking, car-free neighbourhoods, park-and-ride facilities, parking enforcement)

**l** contribute to road construction/maintenance where appropriate?

12. *Safety*

- nl* ensure safety for open space users? (eg. lighting, play equipment checks)
- ncls* reduce crime and increase the public's perception of safety? (eg. window locks, well-lit bus stops, increased community activity)

13. Education

- l** improve educational facilities in the local area including training and adult education?

**14. Participation**

- ncls** benefit the community as a whole?

*ncls* involve building/development users and the local community at an early stage? (local meetings, regular local fora and user groups, publicity, consensus building)

- ncls** ensure that the needs of underrepresented groups are fully considered? (consultation)

- ncls** allow disadvantaged people to take part on equal terms? (ramped access, Braille, plain language, training, mobility aids, childcare)

*l* offer opportunities to heighten environmental awareness and interest by local people? (eg. publicity, public participation schemes)

- l** have an exit strategy which transfers ownership to the local community?

15. Leisure, cultural and social activities

- nl** make positive provisions for open spaces? (eg. provide parks and village greens, commuted sums for future maintenance)

- nl** improve and maintain public access to open space?

- nl** improve leisure and recreational facilities? (eg. recreation grounds, children's play areas, playing fields)

- l** improve community, cultural, and social facilities? (eg. community centres, works of art)

*nl* form strong diverse neighbourhoods which encourage vibrant local communities?

- ncls* protect and improve the settings and features of archaeological and historical interest? (eg. conservation areas, listed buildings, features of archaeological significance)

16. Aesthetics

- nls** protect designated landscape sites?

- ncls** integrate well into its surroundings? (shape, size and materials complement those of existing buildings and surroundings)

*nls* include good standards of screening and landscaping? (eg. "soft" boundary treatment such as hedges and shrubs, use of native species, landscape management plans)

- nls** take opportunities to improve the street scene or appearance of the area?

