

SASM Neighbourhood Plan Policies for Steering Group Approval 12.02.22

3. Housing

Policies

SASM H1 Village and Green Belt Boundary

- I. The Green Belt Boundary is amended, as shown on the Policies Map, to extend the Village Development Boundary to include the Housing Site Allocation SASM H3 Netherfield Lane/Roydon Road. The Village Development Boundary and Green Belt boundary are contiguous.
- II. Appropriate development in the Green Belt, outside the Village Development Boundary, will only be permitted where it does not result in the physical or visual coalescence or undermine the separate character, appearance and/or identity of Stanstead Abbots. These important countryside gaps lie between Stanstead Abbots and Great Amwell, and between Stanstead Abbots and Hoddesdon.

SASM H2 Housing Numbers

- I. In accordance with the housing strategy laid out in the District Plan to deliver sustainable development, Stanstead Abbots will accommodate a minimum of 94 new homes between 1st April 2017 and 31st March 2033. These will be achieved through a combination of the following sites and shown on the Policies Map:
 - a) Site Allocation Policy SASM H3 Land east Netherfield Lane/south of Roydon Road for approximately 60 homes (sites K and L).
 - b) Site Allocation Policy SASM H4, Land south of South Street for up to 9 homes (sites 5 and 6 amended)
 - c) Site Allocation Policy SASM H5, land to the west of Amwell Lane for up to 8 homes (site 35)
 - d) Site Allocation Policy SASM H6, two garage sites on Abbots Way for approximately 6 homes (sites 32 and 33)
 - e) Site Allocation Policy SASM H7, land to the east of Amwell Lane for approximately 2 homes (site 23)
 - f) Completions of a further 10 homes which have planning permission or are under construction identified in Policy SASM H9 (site 28 and 30b)
 - g) 13 homes which have been built and occupied since April 2017 (sites 29, 30a, 36, 37 and 38).
- II. In the context of paragraphs 14 b) and 71 of the NPPF (July 2021) neighbourhood plans can meet their housing requirements through allocated sites and a policy for windfall. It is extremely likely that the existing sites with planning permission will all be completed for occupation before 31st March 2033.

SASM H3 Land East of Netherfield Lane/south of Roydon Road

- I. Site H3 is allocated for Mixed use development of Class C3 (Residential), Class E (Business).
- II. The site will accommodate 60 homes, providing affordable housing, including First Homes, and a 6-home scheme of community housing.
- III. There should be no greater land-take of greenfield land than is necessary to deliver the development. Any part of the greenfield part of the site that is not required for housing or related infrastructure should provide accessible green infrastructure including a permanent defensible landscaped boundary to contain the settlement edge.
- IV. All the following site-specific criteria will be met (site constraints and additional design guidelines are contained in Stanstead Abbotts Neighbourhood Masterplanning and Design Guidelines (AECOM 2021)):
 - a) Housing mix should reflect local need, with predominantly 3 and 4-bed houses and a limited number of 1 and 2-bed flats.
 - b) 40% affordable housing will be required including the 6-unit community housing scheme.
 - c) All homes should be Part M4(2) compliant with a percentage of Part M4(3) wheelchair housing.
 - d) Green space should provide areas for communal public recreation, good quality play space designed by the community and contribute to visual amenity.
 - e) In accordance with District Plan current car parking standards, the highest ratio of parking to bedrooms should be provided to ensure there is no need for on-street parking or overflow outside the site. Parking provision should be integral or on-plot, sympathetically designed to minimize impact on the street scape. Landscaped parking courtyard could accommodate parking for flats.
 - f) Layout should accommodate the retention of all existing trees and hedgerows (see also Policy NE3) to minimise the impact of loss of countryside and achieve a net gain in biodiversity.
 - g) A Transport Impact Assessment will be required to ensure adequate junction arrangements both for the new development and for existing homes on Netherfield Lane.
 - h) The site presents the opportunity to showcase sustainable design and use innovative layouts to maximise daylight, attractive outlooks, and privacy for occupants.
 - i) Design concepts must be sympathetic to the setting of the grade I and II historic buildings in the vicinity of the site and protected views through the sites
 - j) A vehicular access to be provided to the rear of the existing Almshouses for emergency vehicles.

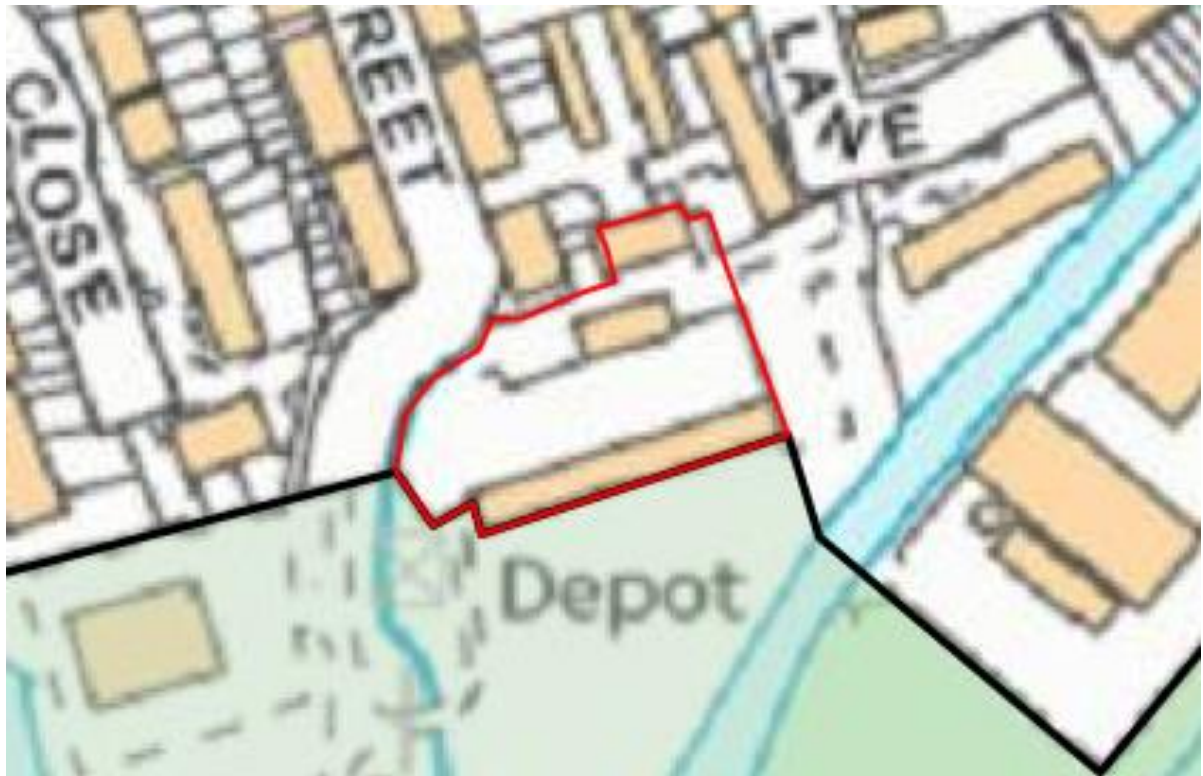
SASM H3: Land east of Netherfield Lane/south of Roydon Road



Address	Land to the east of Netherfield Lane, Stanstead Abbots, SG12 8HE
Ownership	Webster Estates Ltd
Approximate size of site	Up to 2.3 hectares
Current / previous use	B1 (a), B2, B8
How site was identified	Call for Sites
Planning History	Dismissal of Planning Appeal APP/J1915W/17/3185259 / East Herts Council reference 3/16/2296/OUT for proposed redevelopment for 30 dwellings
Estimated timescale	First 5 years of plan
Estimated capacity	60 units

SASM H4 Land south of South Street

- I. Site H4 is allocated for Residential (Class C3).
- II. The site is brownfield land within the settlement boundary, close to local services and public transport. Constraints on the site may however limit the number of homes achievable.
- III. All the following site-specific criteria will be met (site constraints and additional design guidelines are contained in Stanstead Abbots Neighbourhood Masterplanning and Design Guidelines (AECOM 2021)):
 - a) A mix of semi-detached or terraced housing comprising 3-4 bedrooms could be accommodated.
 - b) New buildings should be 2 storey and relate to the height of neighbouring residential buildings.
 - c) Access should be from South Street.
 - d) Vehicle parking should be provided on-plot with minimal impact to existing on-street parking in adjacent streets. All forms of parking should be carefully integrated with the design of landscape and buildings.
 - e) Space should be allowed for deliveries and emergency access.
 - f) Homes should be designed to maximise benefits of orientation, layout, views, and daylight, with a fabric first approach and to achieve an energy efficient design.
 - g) Views from the tow path of the River Lea Navigation should be considered as well as from South Street.
 - h) Environmental impacts on the River Lea Navigation must be assessed and any impacts that cannot be avoided must be mitigated, including impact on biodiversity.
 - i) A net gain in biodiversity in this sensitive location must be achieved.
 - j) A green buffer should be provided along the western boundary to screen the visual and physical impact of the Stanstead Marina site and electricity pylon to protect residential amenity.



Address	South Street, Stanstead Abbots, SG12 8AJ
Ownership	Lee Valley Regional Park Authority
Approximate size of site	Up to 0.3 hectares
Current / previous use	Chandlery and yard
How site was identified	NP Planning Group
Planning History	Change of use from chandlery to storage, refused, 3/13/1934/FP
Estimated timescale	5-15 years
Estimated capacity	9 units

SASM H5 Land west of Amwell Lane

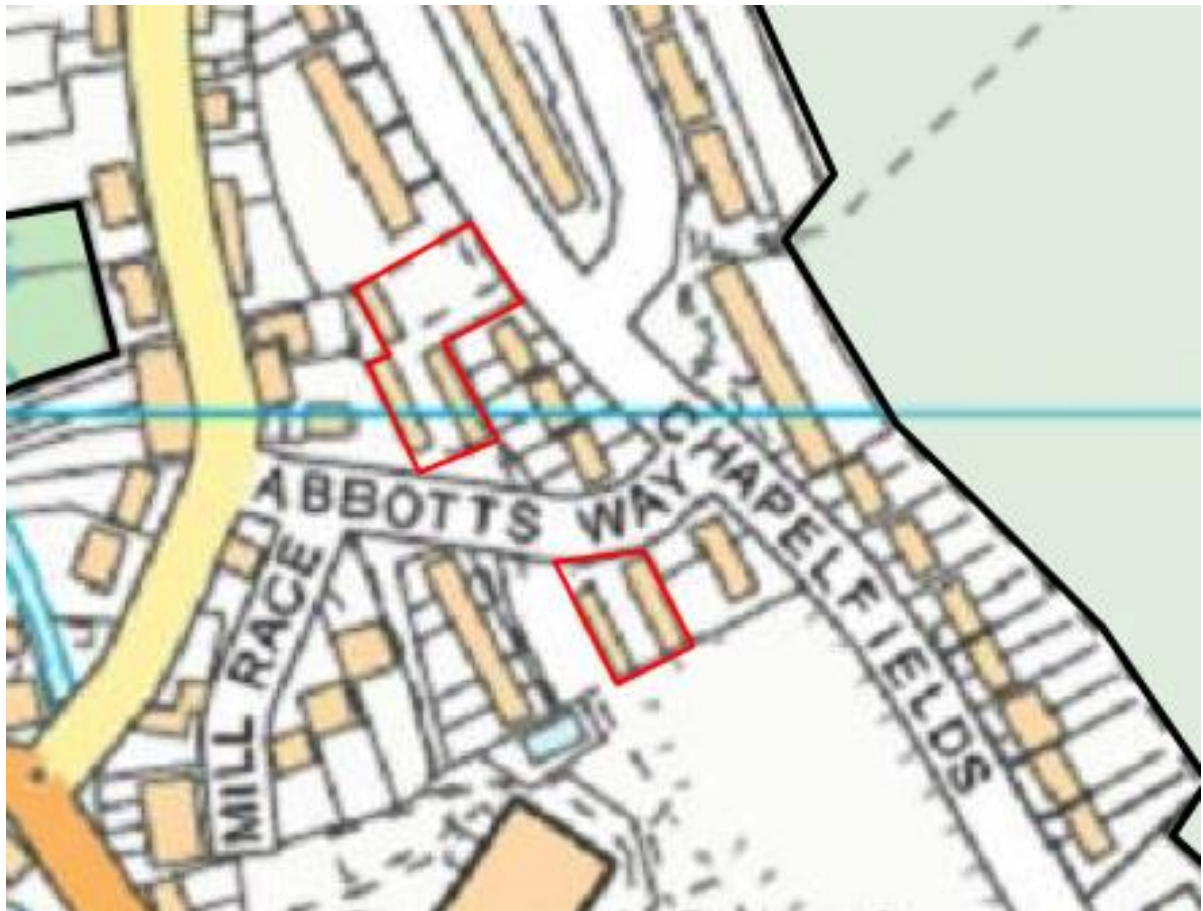
- I. Site H5 is allocated for Residential (Class C3).
- II. The site is a green strip, within the settlement boundary, near the railway station and local services, and immediately adjacent to the New River. Impact on the river and topographical constraints on the site may limit the numbers of homes that can be achieved.
- III. All the following site-specific criteria will be met (site constraints and additional design guidelines are contained in Stanstead Abbots Neighbourhood Masterplanning and Design Guidelines (AECOM 2021)):
 - a) A mix of semi-detached or terraced homes of varying sizes could be accommodated.
 - b) New buildings should be a mix of one and a half and 2 storey to reflect the heights of neighbouring residential buildings.
 - c) Vehicle parking in this accessible location should be minimised, on plot, and resembling soft landscaping.
 - d) Issues of overbearing and overlooking from, and to, the New River path will demand innovative design solutions.
 - e) Active frontages should be maximised to provide natural surveillance and activity.
 - f) Existing trees and vegetation should be retained as far as possible with any loss offset by new native appropriate to the site's context adjacent to the river.
 - g) Drainage solutions should be investigated at the outset to be fully integrated into the scheme. It is expected that some form of water management feature will be required along with permeable paving.
 - h) A new pedestrian path should be provided along Amwell Lane to connect the site to the existing pedestrian network and to create a safe route to each new home.
 - i) A 5m green access zone must be incorporated between the bottom of the bank along the western site boundary and the new homes to facilitate management of the river embankment.



Address	Amwell Lane, Stanstead Abbots, SG12 8DU
Ownership	Thames Water
Approximate size of site	Up to 0.4 hectares
Current / previous use	Field
How site was identified	NP Planning Group
Planning History	None
Estimated timescale	5-15 years
Estimated capacity	8 units

SASM H6 Chapelfields and Abbotts Way Garages

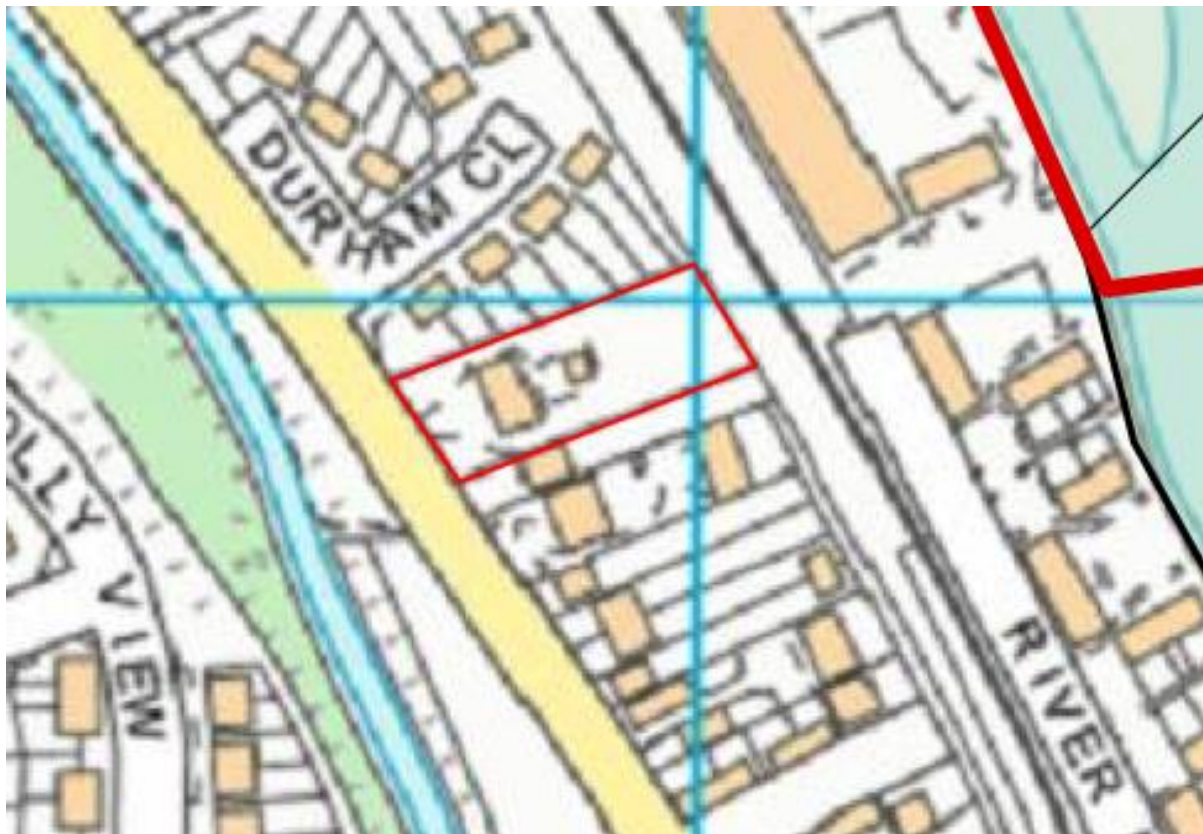
- I. Site H6 is allocated for Residential (Class C3).
- II. The sites are brownfield land within the village boundary and in Flood Zone 1 and both sites have access, but site topography is a main constraint.
- III. A scheme for this site must incorporate improvements to soft and hard landscaping, including creating usable connected green spaces to result in the regeneration of the area.
- IV. All the following site-specific criteria will be met (site constraints and additional design guidelines are contained in Stanstead Abbotts Neighbourhood Masterplanning and Design Guidelines (AECOM 2021)):
 - a) A mix of semi-detached or terraced homes and flats would be appropriate.
 - b) New buildings should be a maximum of 2 and a half storeys to reflect the heights of neighbouring residential buildings but with reference to views across the valley from this high point.
 - c) Parking should be on plot and carefully integrated into the overall design.
 - d) Existing trees should be retained with new planting and re-designed green space incorporated.
 - e) Design and material should reflect local vernacular including the proximity of several listed buildings.
 - f) PROW 006 runs east-west between the two garage sites and should be integrated into the development and enhanced.



Address	Chapelfields and Abbots Way, Stanstead Abbots, SG12 8HZ/HT
Ownership	Network Homes
Approximate size of site	Up to 0.18 hectares
Current / previous use	Garages sites
How site was identified	NP Planning Group
Planning History	None found
Estimated timescale	First 5 years of plan
Estimated capacity	6 units

SASM H7 Land East of Amwell Lane

- I. Site H7 is allocated for Residential (Class C3).
- II. The site is brownfield land within the village boundary but includes pumping station plant and machinery which may remain in situ, and a liability to flood. Further flood risk assessment will be necessary to determine the extent of the site's viability. Ecological assessment would also have to be undertaken to determine the extent of the Local Wildlife Site in discussion with Herts and Middlesex Wildlife Trust.
- III. All the following site-specific criteria will be met (site constraints and additional design guidelines are contained in Stanstead Abbots Neighbourhood Masterplanning and Design Guidelines (AECOM 2021)):
 - a) A new vehicular access must be provided.
 - b) New buildings should be a maximum of 2 storeys to reflect the heights of neighbouring residential buildings.
 - c) Parking and room for deliveries should be provided on site.
 - d) Existing trees and hedgerows should be retained with new planting and enhanced natural landscaping to ensure a net biodiversity gain on this sensitive site.
 - e) Clearance for the operation of the pumping station will be required.
 - f) A buffer should be retained along the eastern boundary to screen the site from the railway line.



Address	Amwell Lane, Stanstead Abbots, SG12 8DX
Ownership	East Hertfordshire Council
Approximate size of site	Up to 0.22 hectares
Current / previous use	Pumping station / garages
How site was identified	NP Planning Group
Planning History	None found
Estimated timescale	5-15 years
Estimated capacity	2 units (unless the pumping station is removed when the site could accommodate 7 homes)

SASM H8: Sites with Planning Permission

- I. Two sites with planning permission but not completed, sites 28 and 30b Hoddesdon Road are allocated for 10 homes. If the current planning permissions are not built out, a future proposal should comply with the general design policies in this neighbourhood plan.

SASM H9: Brownfield Land

- I. All new build housing should be delivered on those sites identified in this plan or on previously developed brownfield sites within the village development boundary. Proposals for appropriate infilling within the existing built-up areas of the village that are designed in accordance with design policies of this plan will be supported.

SASM H10: Type and Mix of Housing

- I. Proposals should demonstrate how the mix of dwellings and tenures meet local needs and are appropriate to the location. New housing should be safe, accessible, environmentally sustainable, and spacious enough to accommodate the changing needs of occupants throughout their lifetimes.
- II. Provision of one and two bedroom flats will be welcomed, particularly in locations with close proximity to public transport routes.

SASM H11: First Homes

- I. At least 25% of all affordable homes should be sold as First Homes.
- II. The price of First Homes will not exceed that set by the Government for developments outside London and include a discount of at least 30%, or greater if set by National or Local policy.
- III. The discount market value should be retained for future occupants
- IV. Future occupation of First Homes should be controlled by means of a Planning Obligation to ensure each home remains affordable for people with a local connection in perpetuity.
- V. The local connection will be defined as:
 - II. The purchasers currently live in the Neighbourhood Plan area; and/or
 - III. The purchasers have immediate family in the Neighbourhood Plan area (immediate is parents and or children; and/or
 - IV. The purchasers are employed in the Neighbourhood area and have been for a minimum of 3 years; and/or
 - V. The purchasers are employed as key workers in the Neighbourhood plan area i.e., teachers, care workers, nurses, firefighters, police.

Should future vacancies arise, the same criteria will be required. If a vacancy arises in an affordable home and there is no household that meets the criteria of this policy, then the definition of local connection will be extended to Neighbouring parishes.

If there is no household from that extended area that meets the criteria of this policy, then the property may be offered to applicants from the Local Authority General Housing Needs Register.

4. Design

SASM D1 Design of Development

- I. All development proposals must be of a high standard of design and layout, including extensions to existing buildings. Proposals that incorporate the criteria below will be supported:
 - a) Design should respond to the local character taking into account the specific characteristic of the character area as defined in appendix XXX of this plan within the AECOM document 'Stanstead Abbots Neighbourhood Masterplanning and Design Guidelines' particularly in relation to existing building lines, rhythm of the existing street, height and scale.
 - b) Proposals for housing should be able to demonstrate they meet the requirements and minimum sizes as set out in the Nationally Described Space Standards.
 - c) Developments should be designed with a fabric first approach to reduce energy requirements and otherwise designed for maximum energy efficiency.
 - d) Active frontages should be maximised and inactive frontages that form the ground floor of buildings facing publicly accessible space should be minimised, to provide natural surveillance and activity. Clearance for the operation of the pumping station will be required.
 - e) All main entrances to houses and flats should be clearly visible from the public realm and clearly identified.
 - f) All forms of parking should be carefully integrated with the design of landscape and buildings to avoid spaces that are dominated by cars.
 - g) Dwelling plans should be able to demonstrate that all homes are provided with adequate space and services to be able to work from home.
 - h) The arrangement of new development should ensure privacy and not be detrimental to amenity to neighbouring properties.
 - i) Developments should allow space for deliveries, emergency access, and maintenance. Where possible, space should be provided off the main highway, with particular emphasis on sites located on the approach to the level crossing.
 - j) Developments should provide adequate refuse and recycling storage space both inside the dwelling and within the curtilage of the development. Within dwellings it should be demonstrated there is sufficient space for recycling, food waste and waste storage. This should be built-in space.
 - k) Cycle storage should be secure, adequately lit, easy to use and conveniently located.
 - l) Early consultation with the local designing out crime officer is encouraged.

SASM D2 Housing Density

- I. Density of new residential development should be appropriate for the best use of the land and optimised in locations with good transport and community facilities, subject to quality design (SASM D1) and communal public green space provision. Density will need to be appropriate for the context and character of the immediate.

SASM D3 Amenity

- I. Ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development. All new homes should be dual aspect. Single aspect dwellings should be avoided wherever possible particularly where they are north facing, exposed to noise or contain 3 or more bedrooms. All homes must provide for direct sunlight to enter at least one habitable room for part of the day.

SASM D4 Residential Amenity Space

- I. All new dwellings should be provided with adequate private open space as either a garden, balcony, terrace or wintergarden. Where communal space is provided, proposals should demonstrate the space is overlooked, accessible, designed for sunlight and will be maintained.

5. Riverside

SASM R1 Riverside Development

- I. Development alongside and adjacent to the river will be expected to contribute to improvements and enhancements of the river environment and should ensure that homes establish a relationship with the river.
- II. Development should maximise the benefits of the river setting in terms of views and vistas, create public spaces as focal points, and incorporate uses that enable the local community and public to enjoy the riverside, especially at ground level in buildings fronting the river.
- III. Provision of one and two bedroom flats will be welcomed, particularly in locations with close proximity to public transport routes.
- IV. All development proposals alongside or adjacent to the river should:
 - a) Retain existing public access to the riverside and alongside river; and
 - b) Enhance existing public access to the riverside where improvements are feasible; or
 - c) Provide new public access to the riverside where possible and maintain existing points of access to the foreshore. All major development proposals adjacent to the river shall provide public access.

SASM R2 Floating Structures

- I. Moorings and Floating Structures will be acceptable provided:
 - a) They do not detract from the character, openness, or views of the river;
 - b) They do not interfere with recreation and commercial use of the river;
 - c) Permanent moorings will be expected to provide a parking space, refuse and recycling facilities, and utilities infrastructure, as part of any application.

6. Heritage Assets

SASM HA1: Heritage Assets

- I. Development proposals should preserve and enhance the character and appearance of Stanstead Abbots Conservation Area in accordance with the Stanstead Abbots Conservation Area Appraisal and Management Plan July 2014 and its successors.
- II. Development proposals which affect all designated heritage assets above ground (Listed Buildings, Scheduled Monuments and Registered Historic Parks and Gardens), and below ground, should preserve and enhance the significance of the assets and their settings.
- III. Where preservation is not possible, recording, recovery and analysis should be carried out in accordance with the significance of the asset to recognise that such assets are irreplaceable.

SASM HA2: Non-designated Heritage Assets

- I. The following Non-designated Heritage Assets have been identified:
 - VI. Easneye Historic Park, Cappell Lane, Stanstead Abbots
 - VII. Hill House Historic Park, Cappell Lane, Stanstead Abbots
 - VIII. Phone Box (now defibrillator station), High Street
 - IX. No. 73 Roydon Road
 - X. Greenwich Meridian Marker, Station Road
 - XI. Home Guard defence position opposite Meridian Marker, High Street
 - XII. Drinking Fountain, at front of village hall, Roydon Road
 - XIII. Edward VII Letter Box, Cappell Lane
 - XIV. George VI Letter Box, opposite 42 Hoddesdon Road
- II. Development proposals, which affect the above-named assets and other non-designated heritage assets which may come to light in the life of this Neighbourhood Plan, will take into account the significance of the heritage asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.

SASM HA3: Archaeology

- I. The Areas of Archaeological Significance (AAS) both inside and adjacent to the settlement boundary provide evidence of early occupation which is no longer immediately obvious. This provides a marker for development proposals in these areas to be accompanied by a pre-development desk-based assessment of potential impact.
- II. Within the AAS to the southwest of the settlement boundary, where aerial photography has revealed a henge and other monuments to be below ground, no development will be supported without extensive appropriate investigation of those assets.
- III. Any development proposals at the interface between the flood zone and higher ground may provide the opportunity to help with identification of the boundary of an early medieval settlement. Development proposals on the High Street may reveal information about the earliest occupation of the area. An Informative should be added to any planning consent to work with Hertfordshire County Council/Historic England to monitor the development process and allow retrieval or recording of information.

SASM HA4: Protected Views

- I. Twelve Protected Views were identified either from the Stanstead Abbots Conservation Area and Management Plan July 2014 or identified subsequent to the report being produced. These are:
 - View 1: Down Cat Hill from the Almshouses
 - View 2: East up Cat Hill towards the Almshouses
 - View 3: East to the Maltings adjacent to Abbots Rise Roydon Road
 - View 4: North to the Red Lion PH
 - View 5: South along the Mill Stream from footbridge in Maltings Car Park
 - View 6: Northeast to St Andrews Church from Cappel Lane
 - View 7: South along Cappel Lane from Warrax Park
 - View 8: East along High Street from River Lea bridge
 - View 9: Along the River Lea from the bridge upstream.
 - View 10: Along the River Lea from the bridge downstream
 - View 11: St Mary's church on Hoddesdon Road
 - View 12 South along the New River from Station Road
- II. Any development proposals within the identified views should include a landscape and visual impact assessment, using an appropriate methodology, of harm to cherished views. Proposals where a harmful impact is identified will only be permitted where effective mitigation measures can be delivered

7. Natural Environment

SASM NE1 Local Green Space (LGS)

- I. The areas identified as Local Green Space are listed below, and are shown on the Policies Map:

LGS1: St Margaretsbury Recreation Ground

LGS2: The Wilderness Woodlands, Hoddesdon Road

LGS3: St Margaretsbury Estate New River Path

LGS4: Field between Sanville Gardens and the Granary

LGS5: Treed area north of Sanville Gardens

LGS6: Green beside The Jolly Fisherman, Station Road, beside canal path

LGS7: Field at end of Rush Close, beside canal path

LGS8: Field adjacent to Lawrence Avenue, beside canal path

LGS9: Field adjacent to Heron Drive, beside canal path

LGS10: Land between Kitten Lane and Hunsdon Road and Roydon Road

LGS11: Land east of Kitten Lane and north of Roydon Road

LGS12: St Andrews' School Field, Mill Race

LGS13: Allotments off Cappell Lane

LGS14: Village Meadow by High Street Playground

LGS15: Allotments off High Street

LGS16: Green east of Folly Grove beside New River Path

LGS 17: Land east of High Street and west of New River Path

- II. Development within these designated areas will only be permitted where it does not conflict with the purpose of the LGS designation, is necessary for maintenance or preservation of the space, contributes to its enhancement or appreciation, and where it is consistent with the National Planning Policy Framework and Policy CFLR2 of East Herts District Plan.

SASM NE2 Nature Conservation

- I. Development proposals must conserve and enhance biodiversity and deliver net biodiversity gains of at least 10% (in accordance with the current best practice DEFRA Biodiversity Metric).
- II. Development proposals that would impact nationally and locally designated sites identified in Table X would only be granted where the conditions in Policy NE1 of East Herts District Plan are met and the mitigation, which must enhance biodiversity, is provided either on site or close by.
- III. Measures to deliver Biodiversity net gains could include but are not limited to:
 - Establish 'wildflower recovery areas' and provide habitats for pollinators
 - Adopt 'best practice' management guidelines for road verge biodiversity
 - Provide bat boxes to encourage bats into areas where there are few roosting sites
 - Create new habitats by planting native trees, shrubs or plants of high value to wild birds.

SASM NE3 Valued Hedgerows and Trees

- I. Two valued hedgerows which mark important boundaries on the western approach to the village and provide both wildlife habitat and carbon capture along a busy road are shown on the Policies Map. They are worthy of recognition and protection and should be retained wherever possible.

Hedge 1: Continuous hedgerow on the southern side of the B181 Station Road from Amwell Roundabout to the village boundary at St. Margaretsbury

Hedge 2: Hedgerow delineating the village boundary from the Green Belt which runs from the B181 Station Road southwards to the A414 along the western boundary of St. Margaretsbury.

Hedge 3: Hedgerow behind the Almshouses along footpath 006.

Hedge 4: On the north side of Roydon Road

Hedge 5: Around St Andrew's School Field
- II. Where hedgerows are enhanced or new hedgerow planted, species should be native and climate resilient.
- III. Many significant trees are identified in the Stanstead Abbots Conservation Area Appraisal and protected by their location within the Conservation Area. The removal of unprotected trees, during development, within the Neighbourhood Plan Area should be accompanied by a tree survey report. Replacement of trees with native, climate resilient species, in suitable locations will be encouraged.

SASM NE4 Environmental Impact of Flooding

- I. Major development proposals must be accompanied by a Flood Risk and Water Management Plan to show how surface water-run off will be reduced and to demonstrate suitable on-site water run-off attenuation to mitigate the effect of heavy rainfall by use of SUDS and water storage areas
- II. Where possible, areas of flood plain degraded by development or farming should be restored to soak up excess water more effectively and increase carbon storage in the soil.
- III. Any development adjacent to water courses, should include an undeveloped buffer of at least 5 metres from the tops of the banks to maximise the ecological benefits of waterways and ensure access for flood defence maintenance, in accordance with Environment Agency recommendations.

8. Leisure and Community Facilities

SASM CL1 Existing Community Facilities

- I. The extension or relocation of local community facilities will be supported, subject to the services provided being maintained or improved. When there is no longer an identified community need for existing community use or when it is relocated, primary consideration should be given to using and adapting the vacated premises for other community uses. Extensions and relocated facilities should be of a high-quality inclusive design providing access for all.

SASM CL2 Loss of Existing Facilities

- I. Loss of social or community infrastructure will be resisted, and a proposal would need to demonstrate that:
 - a) there was no longer an identified community need for the facility or
 - b) the facility no longer met the needs of the users and cannot be adapted
 - c) the existing facility is adequately provided in a different way or elsewhere in a convenient location accessible to the current community it supports
 - d) where one of the above are met and evidence has been provided, redevelopment for other employment generation uses or residential uses would be considered.

SASM CL3 Additional Leisure Facilities

- I. All new leisure facilities should be accessible to anyone with mobility problems.
- II. New facilities for young people will be encouraged provided they are in a suitable location.
- III. New facilities that promote and/or enhance active use of the river and river paths will be supported, such as a quay to take on or disembark passengers from a river-bus.

SASM CL4 Facilities to Meet an Identified Need

- I. There is an identified need for the following facilities in the village and provision of these facilities will be supported provided they are in keeping with policies elsewhere in the Neighbourhood Plan:
 - a) Provision of additional allotments, in suitable locations.
 - b) Provision of new tourist accommodation where it does not impact on residential amenity.
 - c) Provision for new childcare or nursery facilities to cater for the 0-5 year age group in walking distance of the village centre.
 - d) Provision for new cultural facilities such as art, library and creative spaces, will be supported in central locations that are accessible to all.

9. Business and Employment

SASM B1 Local Employment Areas

- I. Leaside Works, The Maltings and Riverside Works are designated Employment Areas where conversion or redevelopment of employment uses will be supported where they enhance the employment offer and continued viability of the Employment Areas
- II. In designated Employment Areas applications for non-business uses will be resisted unless:
 - a) the employment use of the premises is no longer needed or viable and
 - b) no improvements to those premises will make employment uses viable.
- III. The non-conforming employment site on Netherfield Lane may be suitable for conversion/redevelopment as part of a mixed use residential/employment development where the employment uses are suitable for a residential area.
- IV. New employment uses will be considered in accordance with other policies in this plan.

SASM B2 The High Street

- I. To reflect changing retail requirements, proposals which create a mix of retail, commercial, leisure and community uses within the High Street will be supported.
- II. Active ground floor frontages should be maintained within the designated commercial village core (as shown on the policies map).
- III. Applications for conversion of premises above the ground floor frontage to other uses may be appropriate.
- IV. Development proposals for conversions, changes of use, renovations and rebuilds should take respect the significance of designated and non-designated heritage assets and the conservation area status of much of the High Street.
- V. Proposals that result in the loss of valued community assets in the High Street (such as public houses/village club) will be resisted unless there is clear evidence that there is no need for the facility or facility of a similar size and quality are re-provided.

SASM B3 Flexible Working

- I. Super-fast broadband should be installed as standard in new residential and business premises, whilst the upgrading of broadband to existing residential, education and commercial areas will be encouraged

SASM B4 Farm Diversification and Tourism Related Business

- I. Proposals for the diversification of farm businesses will be supported provided:
 - a) the development supports the vitality of the existing farm holding; or
 - b) the development is ancillary to the agricultural business
- II. Proposals for development of leisure and tourism uses that support delivery of the Lee Valley Park development framework for Area 8 will be encouraged, including:
 - a) visitor and recreational moorings, boat repair and other boat related services at Stanstead Marina to support recreational use of the waterways; and
 - b) commercial opportunities for cycle hire, leisure boat and water taxi facilities, in partnership with the Canal and Rivers Trust.
- III. Proposals for overnight stay accommodation will be supported in association with leisure uses (see also Policy SASM CL4), and social and educational functions.

SASM B5 Design of Employment Premises

- I. Provision of flexible working space should be included as part of a mixed-use development for employment/community use.
- II. Access to premises and internal layouts should ensure that participation is possible for employees of all abilities.

10. Transport

SASM TR1 Safe and Sustainable Transport

- I. Residential and community development proposals will be supported where amenities in the village can be readily and safely accessed by pedestrians and cyclists.
- II. Development proposals which result in the loss of Public Rights of Way (PROW) or negatively impact the enjoyment of using those rights of way must demonstrate how the PROW will be reprovided or how the impact on the PROW will be mitigated.

SASM TR2 Traffic Impact of Major Development

- I. Major development proposals should not generate an unacceptable increase in traffic volume and movements within or through the village. A Traffic Impact Assessment proportional to the scale of the proposed development will be required.

SASM TR3 Parking Standards

- I. Development proposals should provide the required number of parking spaces for all types of development in accordance with East Herts Parking Standards, Vehicle Parking Provision Supplementary Planning (2008, or as amended) but should meet 100% of the parking standard rather than 75% as per the minimum standard in East Herts SPD unless it can be demonstrated that the development will not impact the free flow of traffic around the village.

11. Implementation

SASM IM1 Spending Priorities

- I. In line with East Herts District Plan Policy VILL1 Neighbourhood Plans should deliver community benefits especially where the Neighbourhood Plan accommodates additional development over that required by the policy. Spending priorities have been identified by the community, through the preparation of the Neighbourhood Plan, to improve the lives of people living and working in the Neighbourhood Plan Area.
- II. Spending priorities are contained in the Action Plan at Appendix xxx. These priorities should be reflected in Section 106 agreements, where appropriate. The Parish Council's in the Neighbourhood Plan Area will direct funding received from any New Homes Bonus, Community Infrastructure Levy, or other funding streams, towards projects which fall within these priorities.
- III. Benefits in kind may also be accrued through negotiation, as a consequence of new development proposals where overall housing provision exceeds the requirements of the East Herts District Plan.