**What is a Supplementary Planning Document and why is it important?**

This is an important document that will guide developers and give the council additional criteria against which to judge future planning applications.

An SPD does not have the weight of policies in the District Plan or Neighbourhood Plans. However it is a material consideration in assessing the quality of proposals as they evolve and in decision making on planning applications.

**Why is EHDC creating an SPD for Old River Lane?**

This SPD sets out the Council’s aspirations for the redevelopment of the Old River Lane site. The ambition is to create a development that responds to the character of the surrounding area.

The SPD seeks to create a framework against which development proposals can be assessed. It will be used to inform masterplanning of this site. This SPD will help define and add detail about the potential land uses, design and scale of development appropriate for the area.

**How does it link with the District Plan?**

The **East Herts District Plan**, adopted in 2018, sets out the framework for guiding development in East Herts. It describes the Council’s spatial vision for the district and includes strategic policies to deliver the homes, jobs and infrastructure required.

Policy BISH8 sets out the vision for Old River Lane. The policy includes a number of requirements that the masterplan and any subsequent planning applications must assess.

-  The site will provide for a mixed use development and around 100 homes

- The site will represent an extension of a historic market town and include:

a) the creation of a high quality mixed-use development of retail, leisure uses, along with a ‘civic hub’ of other commercial and community uses such as a GP surgery and B1 office floorspace;

b) the creation of new streets and public spaces;

c) connections between the site and the existing town centre, towards Castle Gardens and to parking areas off Link Road;

d) a reduction in traffic speed along Link Road, with new or enhanced crossing points;

e) a design and layout which respects the significance and relationship of the site with heritage assets within the Conservation Area;

f) enhancement of key frontages such as Coopers by new public realm and buildings that reflect locally distinctive materials and design;

g) on-site car parking sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre;

h) a range of dwellings including flats above commercial uses;

i) Affordable Housing;

j) new utilities infrastructure where necessary.

This SPD looks beyond the site allocation in the District Plan, taking in the edge of Castle Gardens and the car parks to the north of Link Road, together with Bridge Street to the south, in order to better consider wider connections across the site. The United Reform Church (URC) Hall on Water Lane along with the modern houses to the south of the URC Hall are also included.

**Why is it important that I send in my views?**

The Old River Lane SPD will inform the masterplanning for this site. Once the comments have been considered, an SPD will be adopted and your chance to make suggestions for the site will have passed. If you feel at all concerned about what development takes place on this site, now is the opportunity to have your say.

The deadline for commenting is **5 pm on Tuesday, 2 August 2022**.

**How can I get involved?**

**Online:** You can access the online Consultation Portal directly using the following link: [**http://consult.eastherts.gov.uk/portal**](http://consult.eastherts.gov.uk/portal)

**By email:** A comment form for the consultation is available online, which you can complete and return by email to the Planning Policy Team at: [planningpolicy@eastherts.gov.uk](mailto:planningpolicy@eastherts.gov.uk)

**By post:** Alternatively you can send your completed comment form to East Herts Council, Planning Policy Team, Wallfields, Pegs Lane, Hertford, Herts, SG13 8EQ.