

3/15/1012/VAR – Variation of condition 8 (approved plans) of planning permission 3/13/0804/OP (erection of 2,200 dwellings) to update the approved house types to address changes to the Building Regulations at Area B1, Land At Bishop’s Stortford North, Hadham Road, Bishop’s Stortford for Persimmon Homes

Date of Receipt: 18.05.2015

Type: Variation of Condition – Major

Parish: BISHOP’S STORTFORD

Ward: BISHOP’S STORTFORD – SILVERLEYS

RECOMMENDATION:

That the Director of Neighbourhood Services be authorized to **GRANT** planning permission and to reapply conditions as appropriate to the permission (from those applied to 3/13/0804/OP), amending the schedule of plans attached to condition 8 of planning permission 3/13/0804/OP as appropriate and applying that to this permission.

Summary of Reasons for Decision

East Herts Council has considered the applicant’s proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012, the ‘saved’ policies of the East Herts Local Plan Second Review April 2007, the draft District Plan and the Bishop’s Stortford Silverleys and Meads Neighbourhood Plan); the National Planning Policy Framework; and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies and the Council’s housing land supply is that permission should be granted.

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1.0 Background

- 1.1 Persimmon Homes are one of five house builders in a Consortium that has obtained planning permission for an urban extension for up to 2200 homes and infrastructure such as green space, schools, community centres, business units and local centres. Each of the members of the Consortium has several parcels of land to develop, and full details of the homes in the Western Neighbourhood, which is the first phase of the development, were approved under application 3/13/0804/OP.
- 1.2 Condition 8 of that permission lists the plans that have been approved so that there is no room for doubt when the homes come to be built. In

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view of the large number of plans that were approved for the Western Neighbourhood, condition 8 has a separate schedule that lists them all.

- 1.3 On 01 October 2015 changes to the Building Regulations come into effect regarding a number of matters, including space standards and accessibility. Persimmon Homes have therefore updated their flats and house types and that has led to some changes in the internal layout and overall dimensions such that those originally approved for Parcel B1 would no longer fit satisfactorily. The substitute house types fit on the site in a very similar manner and have a similar overall appearance to the original layout and elevations.
- 1.4 The description above follows amendment of the application in the form of revised plans and documents received by the Council on 17 July 2015.

2.0 Site History

- 2.1 Planning permission was granted in April 2015 subject to a Section 106 for the erection of up to 2,200 dwellings inclusive of affordable housing; green infrastructure, amenity and formal and informal recreation space; landscaping; development of 2 mixed use local centres on 4.1 hectares of land providing up to 21,000 sq.m. (gross) commercial floorspace (Use Class B1 a, b and c) inclusive of (if required) a maximum of 3,000 sq.m. (gross) for healthcare facilities (Use Class D1), together with retail floorspace (Use Classes A1, A2, A3, A4 and A5) up to a maximum of 1,200 sq.m. (gross), residential development (use Class C3), and the potential for other community/cultural/leisure (Use Class D1 and D2) if required (floorspace to be agreed); the potential for an additional 0.5 hectares of land for up to 4,000 sq.m. (gross) commercial floorspace (Use Class B1 a, b and c) if required or for residential purposes (Use Class C3) if not; a primary school and associated facilities on 1.25 hectares of land; a further primary school on 2 hectares of land with the potential to extend by 1.08 hectares if required or for the expansion land to be used for residential purposes if not; 4 new junctions (A120, Hadham Road, Rye Street and Farnham Road); estate roads and public transport route; footpaths/cycleways; site profiling/earthworks; a noise bund with barrier; a sustainable drainage system; utilities services including foul water pumping stations; 2 residential garden extensions; and the demolition of 221 Rye Street and 164 and 166 Hadham Road. (All matters reserved with the exception of full details of the appearance, landscaping, layout and scale of the residential element of Phase 1 and Access for Phases 1 and 2).

3.0 Consultation Responses

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- 3.1 The Environment Agency has no objections to the application.
- 3.2 County Highways has no objections to the application.
- 3.3 The Historic Environment Unit, HCC have no objections to the application.
- 3.4 The Council's Housing Officer has no objections following amendment to the scheme.
- 3.5 The Council's Landscape Officer has no objection in principle but has made some comments regarding planting.

4.0 Town Council Representations

- 4.1 Bishop's Stortford Town Council has no objection to the application.

5.0 Other Representations

- 5.1 The application has been advertised by way of press notice, site notice and neighbour notification.
- 5.2 No letters of representation have been received.

6.0 Policy

- 6.1 The relevant 'saved' Local Plan policies in this application include the following:

SD1	Making development more sustainable
HSG4	Affordable Housing
HSG6	Lifetime homes
ENV1	Design and environmental quality
ENV2	Landscaping

- 6.2 Relevant policies in the Silverleys and Meads Neighbourhood Plan:

HDP2 Setting and character of buildings, streets and spaces including that materials must be used that are in keeping and complement the predominant existing character in the neighbourhood plan area of pitched tiles, roofs and brick.

HDP4 Dwelling mix strategy including that affordable housing units should be integrated into the open market housing development using

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appropriate design methods, i.e. tenure blind.

7.0 Considerations

- 7.1 By keeping to approximately the same layout and housing typology as was previously approved Persimmon have avoided the changes having any physical impact outside their site.
- 7.2 Whilst much of the visual impact of the proposed changes is internal to the development, this parcel does have a frontage facing Hadham Road and needs to be of some quality. However, as originally submitted the elevations of the substitute house types were rather flat compared to those originally approved and so a number of amendments have been negotiated to restore balance and detail in, for example, roofs, fenestration, porches, garages and external materials.
- 7.3 There have been changes to the properties that will be affordable, but after some clarification and amendments the Council's Housing Officer has confirmed that the proposals are satisfactory in that regard. They are suitably "tenure blind".

8.0 Conclusion

- 8.1 The proposed variation has no detrimental impact on the delivery of the development on the site overall. It is recommended that approval is granted.