

DEVELOPMENT MANAGEMENT COMMITTEE- 27 April 2016

Application Number	3/15/2531/FUL
Proposal	Demolition of the existing homes including Cadmore Court, Carriden Court, Chilton Court, Cranford Court and Elmswell Court (excluding Nos 15, 16 and 17) and redevelopment to deliver 120 houses and apartments with associated car parking, landscaping and amenity space.
Location	The Ridgeway, Sele Farm, Hertford
Applicant	Riversmead Housing Association
Parish	Hertford CP
Ward	Hertford - Sele

Date of Registration	18 December 2015
Target Determination Date	18 March 2016
Reason for Committee Report	Major application
Case officer	David Snell

RECOMMENDATION

That planning permission be **GRANTED** subject to a s.106 agreement and the conditions set out at the end of this report.

1.0 Summary

- 1.1 The proposal seeks permission for the demolition of 122 dwellings on the Sele Farm estate built in the 1960's and the erection of 120 new homes comprising a mix of 34 houses and 86 apartments in the form of 4/6 and 7 storey blocks and 2/3 storey courtyard houses.
- 1.2 The site lies within the town boundary and there is no objection in principle to the demolition and redevelopment proposal. The existing development on the site consists of generally poor quality accommodation which suffers from many problems such as damp, poor insulation and failing heating systems. The area generally is considered to have a poor layout and level of amenity for residents such that living conditions are not of a high standard. The redevelopment of the site would therefore significantly improve the accommodation at the site; the environmental quality of the surrounding area generally, and would result in the provision of a high quality residential scheme for 120 units. This is considered to be a material consideration of significant weight in favour of the proposal.
- 1.3 It is acknowledged that some of the proposed blocks of flats would be of a significant scale and would accordingly have a significant visual impact

in the surrounding area. There are also elements of the layout where very careful consideration has been given to neighbour amenity impacts and some negative weight has been given to these elements in the overall planning balance. However, following amendments made to the proposal, it is considered that the size, scale, layout and design of the buildings is acceptable having regard to the context of the site, neighbouring properties, and the appearance of surrounding area. The highway, parking and drainage aspects of the development are also considered to be satisfactory.

- 1.4 Overall then, it is considered that the positive aspects of the proposal outweigh any harm associated with it and the development is therefore considered to be acceptable having regard to local and national planning policy.

2.0 Site Description

- 2.1 The application site is shown on the attached OS extract and is situated in the northern part of the Sele Farm housing estate on the north west side of Hertford. It is separated into two parts, north and south divided by The Ridgeway, a raised estate road running east to west. The north and south areas are then served by access roads off The Ridgeway.
- 2.2 The existing development on the site currently comprises 122 homes (116 of which are socially rented). These are provided within five 5-storey blocks to the north of The Ridgeway (Cadmore Court, Carriden Court, Chilton Court, Cranford Court) and the three storey blocks of Elmswell Court on its south side.
- 2.3 Due to the poor condition of the buildings, decantation of the homes is well advanced and the majority of properties in the southern part of the site are now vacant. The existing building heights are relatively uniform through the site with five storey blocks on the north side of The Ridgeway and 3 storey housing on the south side. The existing buildings have long elevations of consistent height.

3.0 Background to Proposals

- 3.1 The existing housing stock proposed to be demolished was built in the 1960's and, whilst repairs and modifications have been made over the years, it has now reached the end of its useful life and would require significant financial investment to improve many of the significant problems on the site such as damp, poor insulation and failing heating systems.

- 3.2 The area displays other inherent problems with its layout, including poor permeability. This is exacerbated by the principle pedestrian route between its north and south parts being via a subway under The Ridgeway which is poorly lit, has poor sight lines between one end and the other, and is recognised as being unpopular for use. Parts of the site display a poor quality of public realm with 27% of the site area being occupied by large areas of parking with little landscaping.
- 3.3 The proposal is, with a grant funding contribution by the Council, to demolish the existing flats and to redevelop the site to provide 120 new affordable homes with a mix of 1, 2 and 3 bedroom properties.
- 3.4 Two, six storey blocks would front The Ridgeway on its north side and the 7 storey block (including a lower ground floor level on its west side) would be sited at the northern end of the site. A four storey block would be sited to the south of The Ridgeway and to the rear of existing two storey houses fronting Thieves Lane. The taller elements of the layout to the north of The Ridgeway are separated by 2/3 storey mews housing. Further blocks of two and three storey mews housing are located to the south of The Ridgeway.
- 3.5 Three existing houses situated in the south east corner of the site and an existing apartment block, Colebrook Court situated on the west side of the site, are to be retained.

4.0 Key Policy Issues

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF) and the adopted East Herts Local Plan 2007:

Key Issue	NPPF	Local Plan policy
Sustainability and principle of development	Section 2	SD1, SD2
The layout, design and external appearance of the proposed buildings	Section 7	ENV1, ENV2, ENV3
Affordable housing		HSG3
Delivering high quality homes	Section 6	
Highway implications and car parking	Section 4	TR2, TR4, TR7, TR14, TR17
Neighbour impact		ENV1
Surface Water Drainage	Section 10	ENV21

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

5.0 Summary of Consultee Responses

- 5.1 The Highway Authority does not wish to restrict the grant of planning permission, subject to conditions. The Authority comments that, having considered the submitted Transport Statement, the proposed access arrangements and parking provision are acceptable. They do not object to the provision of a raised, uncontrolled pedestrian crossing between the two sides of the development, provided that it forms part of a wider traffic calming scheme to address speed issues in the area. This would involve relocating and improving nearby bus stops and would be achieved via a s.278 Highways Agreement with the developer. The Authority has requested a financial contribution of approximately £16,000 to contribute to these works.
- 5.2 Environmental Health have no objection to the proposals, subject to conditions.
- 5.3 The Herts CC Public Health Service endorses the proposal in that good quality housing supports health and wellbeing. This is particularly so for vulnerable members of the community and communities that experience health inequalities. The proposed re-development has been clearly thought out and it adopts sound principles.
- 5.4 Herts CC Planning Obligations Unit do not seek financial obligations but comment that the development must be adequately served with fire hydrants.
- 5.5 The Lead Local Flood Risk Authority (LLFA) raises no objection, subject to conditions. They comment that the application provides sufficient detail to demonstrate that there is a feasible drainage scheme for the site, including attenuation volumes and exploring the most appropriate sustainable drainage methods such as blue roofs, swales and permeable hard surfaces.
- 5.6 The Council's Engineer comments that the site is within Flood Zone 1 (lowest flood risk) and is partly within surface water inundation zones. The submitted FRA suggests that the soil has potential to form sink holes and therefore drainage by infiltration should be avoided. The document suggests that the following sustainable drainage systems SuDs could be provided on the site - permeable paving, attenuation storage tanks, green roofs to bin stores and harvesting water butts. The drawings show attenuation tanks but no green roofs. The inclusion of

attenuation tanks is a concern as they are considered low quality within the SuDS hierarchy, and do not provide for any biodiversity or water quality improvements. The Officer considers that better quality SuDS features should be included to accord with the Council's adopted Surface Water Drainage Strategy (SFRA) and reduce the risk of surface water flooding to residents in the future.

- 5.7 The Environment Agency has no objection to the proposals.
- 5.8 Hertfordshire Police – Crime Prevention Officer advises that he was involved with the project from an early stage and fully supports the application. The applicant will be applying for 'Secured by Design' accreditation.
- 5.9 The Council's Housing Development and Strategy Team are pleased to see that the properties will be constructed to Lifetime Homes standard. They advise that they have been working closely with the Registered Provider on decanting existing units and the size and tenure of the proposed units. In respect of the amendments to the scheme concerns are raised regarding the extent of obscured glazing proposed on Block 3 to living and sleeping areas. This will impact on the quality of life of residents of 4 socially rented units with restricted daylight.

6.0 Town Council Representations

- 6.1 Hertford Town Council object to the proposal. They comment that development was considered to be too high in places, particularly in relation to Thieves Lane, where it is inappropriate to have a large development too close to the dwellings. Furthermore, the size of the development is not in keeping with the area and it would cause loss of amenity to residents due to overlooking and overshadowing.

7.0 Summary of Other Representations

- 7.1 The application has been advertised by neighbour consultation and a number of site notices displayed across the area surrounding the site.
- 7.2 Responses have been received from the occupiers of 17 surrounding properties objecting to the proposal and the points raised can be summarised as follows:-
- Block 4 to the rear of properties fronting Thieves Lane will give direct views from apartments into living rooms and gardens from the first floor and above. It will also despoil current outlook. This is

a new high rise block on a previous open area too close to rear gardens.

- Noise, disturbance and light pollution from Block 4
- Block 3 will overlook the rear gardens and windows of 75 to 63 Cherry Tree Green
- Block 5 will overlook the rear gardens and windows of 54 and 56 Cherry Tree Green
- Block 4 will overlook the rear gardens and windows of 14 to 24 Thieves Lane
- The redevelopment of the north side moves properties closer to Cherry Tree Green resulting in considerable loss of privacy to Nos. 56 and 75 in particular
- The impact of the six storey blocks will result in loss of light and will overshadow 63 to 75 Cherry Tree Green and 14 to 20 Thieves Lane
- Solar voltaic panels at No.71 Cherry Tree Green will lose their effectiveness
- 56 Longwood Road owns a parking space within the redeveloped area
- General concern about the height of the villa blocks
- Additional traffic and loss of parking for existing surrounding residents
- Parking for blocks 3 4 is problematic and poorly located
- Scheme will encourage parking on The Ridgeway
- The high blocks should be located on the site of Colebrook Court which is proposed to be retained
- Demolition of existing blocks will result in the loss of nesting sites for House Martins that return every year
- Concern that excavations for the larger blocks will undermine surrounding houses

Councillor Henson (Sele Ward) commends the developer for seeking to improve The Ridgeway, but objects to the proposal on the following grounds:-

- The proposed tower blocks are unnecessarily high and they will compromise the privacy of residents in Thieves Lane and Cherry Tree Green

- It is inappropriate and unnecessary to build such a large development so close to existing properties
- The size of the development is not in keeping with the area and it would result in loss of privacy to residents, particularly those in Thieves Lane

7.3 Respondents have been re-consulted in respect of amendments to Blocks 3, 4 and 5. In respect of Block 4 further responses have been received from the occupiers of Nos.14, 16, 18 and 20 Thieves Lane maintaining their original objections set out above and also commenting that:-

- It is appreciated that the block has been reduced by one storey but still have strong objections on grounds of overlooking from the roof terrace and windows and overshadowing
- Added tree screening on the boundary is deciduous and will only have effect during the summer

In respect of Block 3 and 5 one further response has been received from a resident of Cherry Tree Green maintaining objections summarised as follows:

- The property will be overlooked back and front
- The flat blocks should not be moved closer to the boundary

8.0 Planning History

8.1 There is no recent planning history relating to the site. The existing blocks of flats were built in the 1960's and in 1987 permission was granted for their refurbishment under reference 3/87/1329/FP.

9.0 Consideration of Relevant Issues

Principle of Development

9.1 The site lies in the built-up area of Hertford wherein there is no objection in principle to new residential developments. Regard is also had to the presumption in favour of sustainable development as set out in the NPPF. Given the poor condition, appearance, layout and performance of

the existing housing, the potential for significant enhancement of the site is supported in principle.

Design and layout

- 9.2 The layout proposes buildings of varied heights providing a significant improvement in townscape interest compared to the current layout. The higher block buildings are sited at the edges of the north and south sites. The 2-3 storey courtyard housing areas are sited at the centre of the northern part of the site and on the southern edge of the southern part of the site. Three of the four tall blocks (Blocks 2, 3 and 4 ranging from 4-6 storeys) are sited close to The Ridgeway and Block 5 (7 storeys, including a lower ground floor level on its west side) will be sited close to the northern Bramfield Road boundary of the site.
- 9.3 The introduction of the new courtyard housing is welcomed and this would add variety to the urban design of the scheme and enable a wider mix of housing on the site than has been available previously. A new north-south pedestrian route is proposed through the site which brings pedestrian movement at The Ridgeway back to street level to avoid the use of the existing underpass and this is also seen as a significant improvement to the overall layout of the site.
- 9.4 Parking areas between and surrounding the buildings would be hard surfaced with tree planting and landscape separation and this would result in an appreciable improvement in the environmental quality of the area.
- 9.5 The layout and design of the buildings are considered to be of good contemporary design quality and it is considered that the proposed redevelopment addresses the opportunity to enhance the overall environmental quality of the area. It is acknowledged that some of the buildings are of a significant height – and the impact of this on existing residential properties adjoining the site is considered later in this report. However, in terms of the impact of the buildings on the visual quality and appearance of the area, this is considered to be acceptable and indeed an overall enhancement on the current situation.

Highways and parking

- 9.6 Vehicular access to the north and south parts of the site is proposed off The Ridgeway at the existing access points. 157 parking spaces are proposed, providing a ratio of 1.3 spaces per dwelling across the site. A total of 74 cycle spaces are provided for the apartments and each house will have a cycle parking enclosure for 2 cycles.

- 9.7 The parking provision falls within the Council's adopted maximum parking standards (as set out at the end of this report) but below the emerging standards. However, the application is supported by a Transport Statement that contains a parking study report. Evidence presented by both census data and parking beat survey data indicates a lower than average car ownership level for the Sele Farm area. Given the evidence provided, it is considered that the level of parking provision proposed for the development is satisfactory. The Highway Authority also supports the application on this basis.
- 9.8 A raised pedestrian crossing point is currently proposed on The Ridgeway, together with modifications to the bus stop arrangements. These matters require further design development and are to be addressed via an agreement with the Highway Authority under S.278 of the Highways Act. This would include any necessary financial contributions towards the required works.

Neighbour impact

- 9.9 The main impact on surrounding properties is the proximity, height and layout of Blocks 3, 4 and 5. It is acknowledged that these blocks will have some impact on a limited number of properties adjoining the site, principally those fronting Thieves Lane and Cherry Tree Green, and concerns raised by those adjoining residents have been carefully considered.
- 9.10 Block 4, that which would be sited to the rear of 14-20 Thieves Lane, was originally proposed as a five storey block with a substantial amount of fenestration and individual balconies facing onto the rear of those properties. However, following concerns raised by Officers, the proposal has been amended in respect of this block as follows:
- It has been reduced by 1 storey in height and is now 4 storeys high
 - Corner balconies with openings facing the rear gardens of properties in Thieves Lane have been screened by obscured panelling.
 - A roof terrace has been reduced in size and the area of the roof on the side of the Thieves Lane gardens has been blocked off.
- 9.11 Block 4 would be sited on what is currently an open car park. It will be a minimum distance of 6.8m from the rear garden boundaries of properties fronting Thieves Lane (Nos.8-14) but further from the houses themselves. It would be 28m from the rear elevation of No.14 (which has

a single story rear extension) and approximately 30m from the rear elevation of No.12. The floor level of the ground floor of the block would be approximately 2.5m below the height of the rear garden level of the adjoining Thieves Lane properties and this has the effect of reducing the overall height, when viewed from those properties, to three storeys.

- 9.12 Proposed balconies on this elevation are now proposed to be screened and the proposed roof terrace has been reduced to prevent overlooking from those parts of the building. The windows to the habitable rooms of the proposed apartments at first and second floor levels would however be clear glazed and would face the rear gardens of the Thieves Lane properties. Given the distance to the rear elevation of the houses, however, the level of overlooking and visual impact of the proposed building is considered to be acceptable. Officers appreciate that this area of the site is currently occupied by a car park and that there will therefore be a significant change in the outlook from the rear of the properties in Thieves Lane, and that some overlooking of garden areas is likely to occur. However, the resulting relationship is not considered to be one that is unusual in an urban area where adjoining properties often have windows overlooking the gardens of neighbour properties, and the overall impact of the proposal is considered to be acceptable.
- 9.13 The roof terrace area on the third floor would be restricted by barrier walls and the area of the roof facing the rear gardens of properties in Thieves Lane does not form part of the roof terrace. A condition is recommended to ensure that access to this area is for purposes of maintenance only.
- 9.14 Block 3 would be sited to the west of numbers 63 to 75 Cherry Tree Green and Block 5 is proposed to the west of numbers 44 to 56 Chery Tree Green. Both blocks were originally proposed with 6 storeys and with a significant amount of fenestration, together with individual balconies, on the elevations facing Cherry Tree Green. Since the submission of the application, however, amendments have been received to these two Blocks as follows:
- Corner balconies facing the rear gardens of properties in Cherry Tree Green have screened by obscured panelling.
 - The windows facing the rear gardens of properties in Cherry Tree Green have be significantly reduced in size.
 - Some east facing windows to block 3 are to be obscure glazed

- 9.15 Block 3 would be sited approximately 12.8m from the side boundary of the rear garden of No.75 Cherry Tree Green and a minimum of 16m from the rear elevation of the house. The facing elevation of the block will be at an oblique angle to the house and will not give rise to an unacceptable loss of privacy. The reduction in the size of windows and the introduction of obscure glazing and balcony screening provides that rear gardens will not be overlooked. However, the level of obscured glazing currently proposed is considered to be somewhat excessive and Officers are concerned that this may unduly impact on the living conditions of the future residents of 4 apartments in the block. A condition is therefore recommended requiring details of the amount and level of obscurity of this glazing to be approved prior to the occupation of those units. Notwithstanding that condition, it is considered that a satisfactory position in respect of potential overlooking of neighbouring gardens and internal living conditions can be achieved.
- 9.16 The east elevation of Block 5 would face the side boundary of the rear garden of No.56 Cherry Tree Green at a minimum distance of 15m. The application has been amended to reduce the size of facing fenestration and screen balconies and, as a result, the relationship to that garden area is now considered to be acceptable.
- 9.17 In respect of the remaining development, the relationship between the proposed housing and all other surrounding properties is considered to be satisfactory.

Housing contribution

- 9.18 Overall the proposed development would result in the loss of two residential units. However, the scheme would replace poor and obsolete social housing with good quality modern homes built to Lifetime Homes standard. The housing mix proposed is more diverse than the former development and reflective of current housing need. The development would be sustainable and fuel efficient and energy bills for residents will be lowered as the scheme would achieve Code for Sustainable Homes Level 3. Whilst the proposal is for replacement housing its contribution to housing, health and wellbeing objectives are substantial and positive weight is given to these matters.

Sustainability

- 9.19 The site is reasonably well connected to bus services providing regular links to Hertford and local shops are within walking distance via established footpath links.

9.20 The proposed housing will be built to modern build and insulation standards (Lifetime Homes Standard) providing significant improvement to living standards, wellbeing and energy consumption in comparison to the existing dated housing stock. The environmental quality of development and its connectivity with the surrounding area would be greatly improved and, in terms of environmental, economic and social sustainability, the development is considered to be an enhancement of the current situation.

Surface water drainage

9.21 The Lead Flood Risk Authority is satisfied that the application provides sufficient detail to demonstrate that there is a feasible drainage scheme for the site, including attenuation volumes and exploring the most appropriate sustainable drainage methods such as blue roofs, swales and permeable hard surfaces. Conditions are recommended in respect of detailed design.

9.22 The Council's Engineer has suggested that higher quality sustainable drainage measures should be considered as part of the proposals. However, given that the site is in a low risk flood zone; and bearing in mind the advice of the LLFA on the suitability of the proposed drainage scheme, Officers do not consider that the lower quality of the SuDS proposed in this case would outweigh the benefits of the proposal in terms of housing provision

Planning obligations

9.23 The proposed development provides for the demolition of 122 existing dwellings and the re-provision of 120 new affordable homes. As there would be no increased pressure on existing infrastructure as a result, financial contributions towards education, open space, health provision and community services are not sought. Herts CC and the NHS have confirmed that they are not seeking financial obligations.

9.24 A s.106 agreement is however recommended to secure the affordable housing and its mix and tenure.

Conclusion

9.25 The scheme would replace poor and obsolete housing with good quality modern homes built to Lifetime Homes standard. The housing mix would be more reflective of current housing need than the existing mix, and there would be significant overall improvements in the quality of the proposed accommodation and the living conditions of future residents.

Whilst the proposal is for replacement housing its contribution to housing and health and wellbeing objectives are substantial and these matters all carry significant weight in favour of the proposals. The loss of affordable housing stock has been kept to a minimum.

- 9.26 The proposal contributes to the achievement of economic, social and environmental sustainable development objectives in accordance with the NPPF and the proposed design and layout of the site would considerably enhance the built environment of the area and its public realm. These considerations are also given positive weight in the overall planning balance.
- 9.27 It is acknowledged that the proposed housing layout would give rise to a different outlook, and an increased level of overlooking and perceived overlooking in some locations, compared to the layout of the existing development. The garden areas of a limited number of surrounding properties in Thieves Lane and Cherry Tree Green are affected to some extent by the height and siting of the apartment Blocks 3 and 4. However, amended plans have been submitted which have improved the scheme in this regard and, on balance, it is not considered that any harm arising in this respect would outweigh the benefits of the proposal and the policy presumption in support of new sustainable housing.
- 9.28 Overall, therefore, and on the balance of considerations, Officers are satisfied that the proposals can be recommended for approval subject to the legal agreement and conditions set out below:-

Legal agreement

- The provision of 100% affordable housing in accordance with the social rented/shared ownership mix detailed in the Accommodation Schedule dated 18th March 2016

Conditions

1. Three year time limit (1T12)
2. Approved plans (2E10 amended)
3. Samples of materials (2E12 amended to 'prior to the commencement above ground construction')
4. Boundary walls and fences (2E07)

5. Lighting details (2E27)
6. Communal TV facilities (2E28)
7. Construction hours of working – plant and machinery (6N07)
8. Landscape design (4P12 amended – parts (h)(i)(k)(l))
9. Landscape works implementation (4P13)
10. The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment prepared by Tully De'Ath, dated 2nd February 2016 and the following mitigation measures detailed within the Surface Water Drainage Strategy:
 1. The surface water run-off generated by the site shall not exceed 5 l/s during the 1 in 100 year + climate change event.
 2. Attenuation must be provided to ensure that there is no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year climate change event. Attenuation is to be provided in blue roofs, permeable pavements and underground attenuation tanks as shown in the drainage layout drawings ref: 11624-CIV-100 and 11624-101 included at Appendix F of the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may be subsequently agreed in writing by the Local Planning Authority.

Reason

To prevent flooding by insuring the satisfactory disposal of surface water from the site in accordance with policy ENV21 of the East Herts Local Plan Second Review April 2007.

11. Before first occupation of the approved development, all access and junction arrangements serving the development shall be completed in accordance with the approved plans to the satisfaction of the Local Planning Authority specification of the Highway Authority.

Reason

In the interests of highway safety and Policy TR2 of the East Herts Local Plan Second Review April 2007.

12. Prior to first occupation of the development visibility splays of 2.4m x 43m shall be provided and permanently maintained in each direction, which there shall be no obstruction to visibility between 600mm and 2m above the carriageway level.

Reason

In the interests of highway safety and Policy TR2 of the East Herts Local Plan Second Review April 2007.

13. Before first occupation of the development access roads and parking areas shown on the approved plans shall be provided and thereafter maintained.

Reason

In the interests of highway safety and Policies TR2 and TR7 of the East Herts Local Plan Second Review April 2007.

14. Prior to the use of the development hereby approved facilities for cycle storage shall be provided to the satisfaction of the Local Planning Authority.

Reason

To promote alternative modes of transport in accordance with policy TR14 of the East Herts Local Plan Second Review April 2007.

15. Prior to the commencement of the development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved Plan. The Plan shall specify details of:

- Phasing of the development, including highway works.
- Location and details of wheel washing facilities, construction parking, compounds and materials storage.
- Methods for accessing the site including construction vehicle routing and numbers.

Reason

Details are required prior to commencement to ensure that the development is carried out in a comprehensive manner having regard to Highway impact, highway safety and amenity and in accordance with policies TR1 and ENV1 of the East Herts Local Plan Second Review April 2007.

16. Before first occupation of the development the following improvements to the highway are required to be completed to the satisfaction of the Local Planning Authority and the Highway Authority:

- Improvements to the closest pair of bus stops on The Ridgeway by upgrading of the kerbing
- The provision of an uncontrolled pedestrian crossing with associated drop kerbs and tactile paving to provide a safe crossing point between the north and south sites.

Reason

In the interests of highway and pedestrian safety.

17. The part of roof area to Block 4 marked as 'Non accessible roof' on drawing No.1408_PL_130G shall not be used for as a recreation area and shall not be accessed at any time other than purposes associated with the maintenance of the building.

Reason

To safeguard the privacy of the occupiers of adjoining properties in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

18. Prior to first occupation of Block 4 details of a scheme of works to prevent the part of roof area marked as 'Non accessible roof' on drawing No.1408_PL_130G being used for recreational purposes shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented prior to first occupation of the unit and thereafter maintained.

Reason:

To safeguard the residential amenities of adjoining occupiers in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

19. Prior to the commencement of above ground works to Block 3 details of the number, extent and level of obscuring of the windows on the east facing elevation shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented and maintained.

Reason:

To safeguard the residential amenities of adjoining occupiers in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

20. Prior to occupation of the development a scheme for the the provision of fire hydrants to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall provide fire hydrants in accordance with the approved scheme

Reason

To ensure that the water scheme for the development includes the provision of fire hydrants in the interests of public safety.

Informatives:

1. Other legislation.

2. The applicant is advised that compliance with conditions of this planning permission will require a S.278 Agreement with the Highway Authority under the Highways Act 1980, including financial contributions for the works.

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 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that permission should be granted.

KEY DATA**Residential Development**

Use Type	No. of units
Residential	120

Housing mix

	Affordable rent	Shared ownership	Total	%
1bed, 2person	13	15	28	23
2bed, 3person	17	8	25	21
2 bed, 4 person	24	16	40	33
3 bed, 5 person	16	11	27	23
Total	70	50	120	100
% of total	58.5	41.5	100	

Residential Vehicle Parking Provision

Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

Parking Zone	4	
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.25	35
2	1.50	97
3	2.25	61
4+	3.00	0
Total required		193 max
Proposed provision		157

Emerging Parking Standards (endorsed at District Plan Panel 19 March 2015)

Parking Zone	4	
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.50	42
2	2.00	130
3	2.50	67
4+	3.00	0
Total required		239

Accessibility reduction	75%	
Resulting requirement		179
Proposed provision		157

Parking ratio	1.3 spaces per dwelling
Cycle parking	142 spaces