

DEVELOPMENT MANAGEMENT COMMITTEE REPORT – 12 October 2016

Application Numbers	a) 3/16/1654/FUL b) 3/16/1655/LBC
Proposal	a) Change of use from gymnasium (D2) to Residential (C3) to create 6no 1 bedroomed dwellings and 5no 2 bedroomed dwellings, with external alterations to include removal of first floor timber enclosures, new windows, doors and rooflights and alterations to existing fenestration. b) Change of use from gymnasium (D2) to Residential (C3) to create 6no 1 bedroomed dwellings and 5no 2 bedroomed dwellings, with external alterations to include removal of first floor timber enclosures, new windows, doors and rooflights and alterations to existing fenestration. Internal alterations to include removal and insertion of walls and doors, removal of stairs and the creation of kitchens and w.c.
Location	Millars One, Southmill Road, Bishop's Stortford, CM23 3DH
Applicant	Mr S Webb
Parish	Bishop's Stortford
Ward	Bishop's Stortford - Central

Date of Registration of Application	20 July 2016
Target Determination Date	a) 26 October 2016 b) 14 September 2016
Reason for Committee Report	Major Planning Application
Case Officer	Martin Plummer

RECOMMENDATION

- a) That, in respect of application 3/16/1654/FUL, planning permission be **REFUSED** for the reasons set out at the end of this report.
- b) That, in respect of application 3/16/1655/LBC listed building consent be **GRANTED** subject to the conditions set out at the end of this report.

1.0 Summary

- 1.1 The site lies within the Bishops Stortford town boundary wherein there is no objection in principle to development. The proposal comprises the provision of residential development in a sustainable town location which will contribute towards the five year housing land supply and the alterations proposed to the listed building are considered to be

appropriate to the historic character or appearance of the heritage asset.

- 1.2 However, the development would result in the loss of the existing leisure and recreation use of the building and thereby the employment that is generated by that use. Significant negative weight is attached to these issues which are contrary to policies EDE2 and LRC1 of the adopted Local Plan and national planning policy set out within the NPPF. The development would therefore not result in a sustainable form of development.
- 1.3 Limited parking provision for the 11 units is proposed and this falls short of both the Council's existing adopted parking standards and the emerging standards and this also weighs against the proposal. Some harm is also identified in the change in the character and appearance of the wider site, and the poor level of amenity that would result for future occupants of the site given the proximity to nearby commercial uses and parking areas.

2.0 Site Description

- 2.1 The application site lies to the south of the main retail area of Bishop's Stortford and contains three separate maltings buildings, Millars 1, 2 and 3. Millars 1 is the eastern building and is a two storey red bricked building which fronts onto Southmill Road. This building, as with the other Millars buildings, is a long building which stretches from the road frontage with Southmill Road to the north towards the River Stort.
- 2.2 The southern section of the building contains a restaurant and dance studio. The northern section contains a takeaway. The application site itself relates to the central part of the building which is currently a gymnasium. The application site is shown on the attached OS survey plan.
- 2.3 The proposed development seeks permission to convert the ground and first floor of the central part of the Millars 1 building into 6no. one bed dwellings and 5no. two bed dwellings (11 in total). The level of accommodation serving the proposed residential apartments is typical of town centre apartments with a modest bedroom space and an open plan lounge/kitchen area. The plans include various alterations to the proposed building to accommodate the residential use, together with the provision of various new openings to serve bedrooms and living spaces.

2.4 In terms of parking provision, the applicant indicates that there are no parking spaces serving the existing use and that 5 spaces are proposed for the 11 dwellings. These parking spaces are located to the south of the building in a small hard surfaced area. The plans also indicate the provision of a cycle store.

3.0 Background to Proposal

3.1 The site contains three former Maltings buildings which are now in a variety of uses which are predominantly commercial, including offices, takeaways and restaurants.

3.2 There is a mosque in Millars Two and planning permission was granted by the Development Management Committee for 10 residential units in Millars Three under LPA reference 3/13/0279/FP. That approved development has, as Officers understand, been implemented. The Development Management Committee also resolved to grant 14 residential units in Millars Three under LPA reference 3/15/0524/FUL. That application is subject to the signing of a s.106 legal agreement requiring financial contributions to be made to mitigate the impact of the development.

3.3 The part of Millars One the subject of this application was previously in use as a night club, following the grant of planning permission in 1999. There are also other non-residential uses to the northern and southern parts of the building, as set out in section 2.0 above. Planning permission has most recently been granted for a D2 gymnasium use of the application site and that is the use that currently exists.

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	District Plan Pre-Submission Version
The principle of development		SD1	DPS2
Loss of employment use	Para 17	EDE2	ED1
Loss of sport and recreation facility	Section 8	LRC1	CFLR1
The impact on the special historic and architectural significance of the listed	Section 12		

building and character of the buildings and surroundings			
The appropriateness of the proposed use in terms of amenity and living conditions for future residents	Section 7	ENV1	DES 3
Parking provision	Section 4	EDE2(c) TR7	TRA3

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

5.0 Emerging District Plan

5.1 The Council resolved to proceed to the publication of its pre-submission version of the District Plan at the meeting of Council of 22 Sept 2016. The view of the Council is that the Plan has been positively prepared, seeking to ensure significantly increased housing development during the plan period. The weight that can be assigned to the policies in the emerging plan can now be increased, given it has reached a further stage in preparation. There does remain a need to qualify that weight somewhat, given that consultation on the Plan is yet to take place and the outcome of that is currently unknown.

6.0 Summary of Consultee Responses

6.1 HCC Highway Authority comments that it does not wish to restrict the grant of planning permission. It comments that the proposal is acceptable in highway terms. The sites proximity to Bishop's Stortford town centre and public transport facilities and amenities is considered to be consistent with sustainability principles in the NPPF (National Planning Policy Framework).

6.2 Lead Local Flood Authority comment that it does not object to the application. There are no records of flooding from surface water in the location and the Environment Agency maps of surface water show that the risk of surface water flooding is low.

6.3 Environment Agency comment that the site is within Flood Zone 2 and regard should be had to its standing advice.

6.4 Thames Water comment that it has no objection in terms of sewerage capacity. Surface water drainage is the responsibility of the developer and attenuation and storage should be provided before connection to

the receiving network. When it is proposed to connect to a public sewer this will require consent.

- 6.5 EHDC Housing Development Advisor comments that the site does not meet the triggers for affordable housing.
- 6.6 EHDC Conservation and Heritage Advisor recommends that listed building consent be granted. The significance of the building, as a malting, has been lost through a series of refits for previous uses. The industrial character of the building has eroded where areas of floor have been cut out, walls lined over and false ceilings introduced. The interior of the building no longer makes a particularly substantial contribution to the special interest of the listed building.

The existing building is in a poor condition in terms of the level of signage, poor pointing to brickwork and various other paraphernalia attached to the exterior of the listed building. The opportunity to improve the building is therefore acknowledged.

No objections are raised in respect of the impact of additional window openings to provide light to living spaces and the provision of a slim profile double glazed window is similarly considered to be acceptable.

- 6.7 HCC Development Services comment that it does not seek financial contributions.
- 6.8 EHDC Environmental Health Advisor comments that any permission should include conditions relating to asbestos and construction hours of working.
- 6.9 EHDC Environmental Services comment that the site would require 2 x 1100 litre containers for refuse and 6 x 240 litre containers for recycling. These containers need to be safely accessed and be able to be collected at the nearest vehicular access point without obstruction within 25 metres collection distance.
- 6.10 Historic England comment that the application should be determined in accordance with national and local policy guidance and on the basis of Conservation advice.
- 6.11 Association for Industrial Archaeology comment that there have been previous uses which have resulted in the removal of some major internal features although some features have been retained. Residential use of a maltings is rarely the most suitable. The

development will affect both the interior and exterior of the building and decrease evidence of the former malting use.

7.0 Town Council Representations

7.1 Bishop's Stortford Town Council object to the application – the building should be retained for industrial or retail use and; there are existing parking problems which this application will exacerbate.

8.0 Summary of Other Representations

8.1 7 representations have been received in respect of these applications in objection for the following reasons:-

- Loss of a leisure facility which will impact on the health and well-being of current users;
- The existing business is thriving and has high membership levels;
- The existing use is not in receivership, as suggested by the applicant;
- The existing space is very attractive for commercial users;
- The development will provide too significant a level of residential use on the site which will unbalance the mixture between commercial use and residential;
- Proposed openings open onto parking areas used by current tenants;
- Loss of amenity to current businesses associated with new window openings to dwellings;
- Insufficient space for parking provision for residential development.

9.0 Planning History

9.1 The planning history relating to the building is extensive. The following is of relevance to this proposal:-

Reference	Proposal	Decision	Date
3/99/1599/FP	Change of use from takeaway to nightclub	Approved with conditions	
3/09/1077/FP	Change of use to restaurant and B1 office	Approved with conditions	
3/09/1078/LB	Internal alterations to reduce nightclub size	Approved with conditions	

3/10/1505/FP	Change of use of part of nightclub to restaurant and dance studio	Approved with conditions	
3/10/1602/LB	Internal alterations to reduce night club size	Approved with conditions	
3/13/0409/FP	Change of use of nightclub to gymnasium	Approved with conditions	

10.0 Consideration of Relevant Issues

The principle of development

- 10.1 The site is located within the built up area of Bishop's Stortford wherein there is no objection to the proposed development in principle. The site is located within a sustainable town centre location and the development will provide 11 dwellings which will assist the Council in addressing its five year supply of housing. This is a matter which attracts positive weight in favour of the application proposal.

Loss of employment use

- 10.2 However, the building is currently used for employment purposes, and policy EDE2 of the adopted Local Plan seeks the retention of existing employment uses. The loss of an employment use will only be permitted if:-

- the retention of the premises for employment use has been fully explored without success;
- the proposed use does not impact on the amenity of the adjacent area or nearby occupiers; and
- access, parking and services are satisfactory.

- 10.3 In respect of the first element of policy EDE2, the applicant has commented that the development would result in the loss of a gymnasium but that this is one of a line of successive leisure uses (public house, bowling alley, nightclub and drinking establishment) which have failed on the site since the downturn of the economy. The applicant indicates that the gymnasium is in receivership having been unable to keep up with rates payments and they state that an economically viable use for the site is not likely to be forthcoming.

- 10.4 Policy EDE2 of the Local Plan requires that evidence be submitted to demonstrate whether or not the continued employment use of the building has been fully explored without success. From the information submitted Officers understand that the former nightclub use failed and the applicant states that the current gym use has also struggled financially. This position is, however, contradicted by a third party respondent who works at the existing gym who comments that, 'The gym is thriving; we have the most members we ever had, its increasing monthly, the business isn't in administration at all'.
- 10.5 Officers would normally expect evidence to be submitted, as required in policy EDE2, of the marketing of the premises for a period of between 6-12 months to demonstrate whether the building is capable of being used for continued employment use either as a gymnasium (the current use) or another employment use. No such marketing information has been submitted with the application.
- 10.6 It is clear therefore that insufficient information has been submitted to adequately demonstrate that the building is not able to be used for continued employment purposes in conflict with policy EDE2 of the Local Plan.
- 10.7 Officers acknowledge that the development proposals would provide short term employment opportunities associated with the change of use to residential – however, the long term loss of an employment generating use and conflict with policy EDE2 is a concern. The NPPF places, as a core planning principle, the provision of sustainable economic development to deliver business, and the development would be contrary to this.
- 10.8 Policy ED1 of the pre-submission District Plan indicates that only development that would cause the loss of employment within use Classes B1, B2, B8 or related sui generis uses will be resisted in the future. This policy approach is clearly different to policy EDE2 of the current Local Plan and is also different to policy EDE1 of the previous Preferred Options draft of the District Plan. Accordingly, given that the changes to the wording of this policy have not been the subject of public consultation in its current format, the weight that can be attached to this emerging policy is considered to be limited and greater weight is therefore given to policy EDE2 of the adopted Local Plan at this stage.

Loss of sport/recreational facility

- 10.9 Representations received in relation to the planning application raise concern with the loss of a facility which is regularly used by the local

community, including young people at nearby secondary schools and employees of local businesses in the Millars complex. Concern is raised that the loss of this facility will harmfully impact on the health, fitness and overall well-being of the community.

- 10.10 Policy LRC1 of the adopted Local Plan sets out that proposals which would result in the loss of private sport or recreational facilities will be refused unless suitable alternatives are provided or it can be demonstrated that the facility is no longer required and that there is no viable demand for an alternative use. This policy is consistent with section 8 of the NPPF which sets out the role the planning system can play in creating healthy and inclusive communities. Paragraph 74 of the NPPF sets some tests for assessing the loss of existing recreational buildings which are consistent with policy LRC1 and therefore full weight can be attached to that Local Plan policy. Policy CFLR1 of the pre-submission District Plan sets out a similar position to both policy LRC1 of the Local Plan and the NPPF – some weight can be attached to that policy given its stage of preparation.
- 10.11 The development will result in the loss of an existing recreational use which positively impacts on the health and wellbeing of the immediate and wider community. Such loss is in conflict with policy LRC1 of the Local Plan and the NPPF. This is therefore a matter which would weigh against the development.

Character, appearance and historic fabric of the building

- 10.12 The proposed development involves the complete refurbishment of the building and its conversion to provide 11 flats. Various external window openings are proposed and representations received in objection to the proposals raise concern with the impact of such alterations on the character and appearance of the building.
- 10.13 As noted by the Conservation Officer, the plan form of the building has been altered significantly in the past and is not now of significant importance to the building's historic and architectural significance. The application plans have been amended during the application process and include a large open void space which will assist in retaining some of the building's historic and industrial character. No external alterations to the building fabric are proposed and the development will not result in any significant harm to the historic fabric of the listed building.
- 10.14 Whilst Officers have identified above that the proposed development will not result in significant harm to the fabric of the building itself, the

Council must also consider the impact of the proposed development on the wider character of the area and the setting of the listed buildings.

- 10.15 A key element of the character of the wider Millars site is found in the use of the existing buildings on the site, which is a mixture of predominantly retail/office/commercial development. This provides an identity to the site and links it to the site's industrial past. The historical use of the Maltings building would have related to the industrial processes used in converting cereal grain into malt by soaking it in water. The existing, predominantly commercial, character of the buildings is the link to that historical past and relationship with the River Stort. The buildings have and continue to be used for commercial activities, which provide an active and vibrant use of the site during normal working hours. This is reflective of its historic industrial past.
- 10.16 It is acknowledged that planning permission has, as noted above, been granted for residential use of parts of Millars Three – however, those uses form a smaller proportion of the building compared to that proposed for Millars One, and they do not result in harm to the overall historic character of the complex of buildings.
- 10.17 The development proposal of Millars One is different to that which has been granted at Millars Three, and it will bring about a complete change to the majority of the building. Representations have been received which raise concern with the impact of further residential use of Millars One and the impact on the balance of mixed uses between residential and commercial use.
- 10.18 Whilst Officers are mindful of the residential development approved in Millars Three, the provision of a less active and vibrant use of the site on the scale proposed here would, in Officers opinion; result in some harm to the commercial/industrial character and historical significance of the listed buildings. A significant proportion of Millars One is at ground floor which fronts a key route between the River Stort (and development to the north within the Town Centre) where any residential use will be readily visible and this would exacerbate the change in character identified above.

Layout, design and quality of living space

- 10.19 As noted above, planning permission has been granted for a residential development in a small proportion of Millars Three which, Officers understand, has been implemented. Members have also resolved to grant planning permission for a further 14 dwellings in that building. The Council have therefore determined that residential use of parts of

Millars Three is acceptable. Those parts of Millars Three which have been converted into residential use are, however, at first floor and above and are located on the southern part of the building. Those units therefore have less impact on the wider character of the site than the proposed development proposed within this application.

- 10.20 The scheme that is proposed for Millars One, by contrast, relates to the central part of the building at ground floor and first floor. The east elevation of Millars One, where a number of window openings are proposed to living spaces, is a reasonably busy route which links Southmill Road via a bridge to the southern part of the town centre and railway station. This elevation also fronts a number of small businesses and on-street parking areas (which are understood to be outside of the control/ownership of the applicant). The proposed window openings to residential spaces will be in close proximity to the west elevation of Millars Three and there is potential for overlooking/loss of privacy between those commercial premises and the proposed dwellings (and vice versa) and also noise and disturbance to future residents from the use of the site generally. The living spaces on this east elevation will therefore provide a poor level of amenity for future residents.
- 10.21 The west elevation would also provide a poor level of amenity – this elevation fronts onto a large parking area serving the flatted development which is located to the west of the site. A number of windows are proposed on the west elevation of the building to living space which will front onto this space and such a relationship is not considered to provide a good level of amenity or outlook for future residential development.
- 10.22 For the reasons outlined above, Officers are concerned with the layout and design of the residential development and the poor level of amenity and living conditions that would be provided for future residents of the residential use of this part of Millars One. This is a matter which would weigh against the development proposal.

Parking provision

- 10.23 The proposed development, comprising of 6no. 1bed and 5no. 2 bed flats will require, as a maximum, 15 car parking spaces to be provided in accordance with policy TR7 of the Local Plan and 15-20 spaces in terms of the emerging parking standards. Given the high levels of parking pressure on the Millars wider site, and on street parking pressures nearby, Officers consider that parking provision should be towards the upper end of that range, given the criteria for discounting parking provision set out in the emerging parking standards. However,

only 5 parking spaces are proposed for this development – there would therefore be 0.5 spaces per flat.

- 10.24 Various representations have been received from the Town Council and third parties objecting to the planning application on parking grounds. Concern is raised that parking is already a significant problem at the premises, and the Millars complex as a whole, and the proposed residential use of a further part of the building will lead to further pressure on parking spaces to the detriment of existing businesses and highway safety.
- 10.25 Officers share these concerns. It is acknowledged that the site is located in a sustainable location with good access to public transport and the town centre within walking distance. However, given the existing parking pressures within the Millars site, and limited spare capacity nearby in either public or private car parking areas, Officers consider that the level of parking provision proposed within this application is unacceptably low for the mix of development that would result on the Maltings site as a whole.
- 10.26 It is also acknowledged that the Development Management Committee resolved to approve planning permission for a residential development of 14 flats at Millers 3 under LPA reference 3/15/0524/FUL which would cumulatively, with other existing residential development provide 15 spaces for the 24 flats in Millars 3 (a ratio of 0.6 spaces per dwelling). However, that proposal was considered in the light of the circumstances existing on site at that time, and the mix of development that would result from those proposals. The current proposal to increase the residential use of the wider site would result in an altered mix of development on the site with a greater emphasis on residential parking. Officers therefore consider it appropriate and necessary to give further consideration to the availability of parking on the site.
- 10.27 Having regard to the above considerations, Officers consider that the level of car parking proposed is not acceptable in accordance with policies EDE2(c) and TR7 of the adopted Local Plan. This weighs against the proposals.
- 10.28 The submitted plans do indicate the provision of a cycle store, although there is limited information in respect of its proportions or design, and further information in this respect would be necessary if the proposal were to be supported.

Neighbour amenity

- 10.29 Representations have been received in respect of the impact of the development in terms of the overlooking of businesses and other commercial uses in Millars Three (the building to the immediate west of the application site). Officers have noted above the potential for overlooking between the proposed window openings and those commercial units within Millars Three, but any potential overlooking of existing commercial premises is not considered to be harmful to the extent that would warrant the refusal of planning permission.
- 10.30 To the west of Millars One there are a number of residential flats within Braziers Quay. Those flats are, however, set approximately 20 metres from the west elevation of Millars One and it is considered that the proposal would not have an unacceptable relationship with those existing residential dwellings.

Flood risk

- 10.31 Having regard to the advice from the Lead Local Flood Authority and the Environment Agency the development is considered to be acceptable in terms of flood risk.

Planning obligations

- 10.32 As the development is for the provision of 11 dwellings there is a requirement for financial contributions in accordance with the County Council's Planning Obligations Toolkit and the East Herts Planning Obligations SPD.
- 10.33 The County Council has indicated that it does not seek financial contributions in this case and, given that the proposal are not supported, Officers have not formally requested the normal range of District Council contributions (as set out in the table below). The applicant has also not indicated a willingness to meet the requirements of the SPD. There is therefore no currently agreed position in regard to financial contributions.
- 10.34 If the proposals were to be supported, however, then the financial obligations contained in the table below would be considered appropriate subject to the requirements of the CIL Regulations.

11.0 Conclusion

- 11.1 The site is located within the built up area of Bishop's Stortford wherein there is no objection to development principle. The proposals would assist with the provision of housing supply in a sustainable location and this is a matter that also weighs in favour of the application.
- 11.2 However, the proposal would result in the loss of an existing leisure use and a source of employment and these are matters which weigh significantly against the application.
- 11.3 Some negative weight is also attached to the impact of the proposals on the character of the site and its surroundings; the impact on the living conditions or amenities of future residents, and lack of appropriate parking provision.
- 11.4 On the balance of considerations, therefore, the negative aspects of the scheme are considered to outweigh the policy presumption in favour of development and, overall, the proposals are not considered to represent a sustainable form of development.
- 11.5 With regard to the listed building application, having regard to the comments from the Councils specialist Conservation and Design Advisor, the development is considered to be acceptable in terms of its physical impact on the fabric of the building, and it is recommended that listed building consent be granted subject to conditions.

Reasons for Refusal

- a) 3/16/1654/FUL, that planning permission be **REFUSED** for the following reasons:-
1. The proposal would result in the loss of a site which is currently in economic use and insufficient information has been submitted to show that the building cannot be retained for employment purposes. The proposal would therefore have a harmful impact on the future economic capacity of Bishops Stortford. This is considered to be harmful with regard to the sustainability of the town and therefore the proposals are contrary to policies EDE2 of the East Herts Local Plan Second Review April 2007; policy ED1 of the pre-submission District Plan and the NPPF.
 2. The proposal would result in the loss of an existing recreational/sport use which would be detrimental to the health and wellbeing of the community in the immediate and wider locality. The development

does not therefore represent a sustainable development having regard to the social dimension of sustainable development and is contrary to policy LRC1 of the East Herts Local Plan Second Review April 2007; policy CFLR1 of the pre-submission District Plan and the NPPF

3. The proposed development, by reason of the location of the proposed residential units and the layout of the site, would not provide a high quality living environment and appropriate level of amenity for future residents. The development is therefore contrary to policy ENV1 of the East Herts Local Plan Second Review April 2007; policy DES3 of the pre-submission District Plan and the NPPF.
4. The proposal fails to make adequate provision for car parking on the site in accordance with the Council's adopted parking standards and, given the existing parking pressures on the site and surrounding area, the proposal would result in additional parking congestion to the detriment of existing and future occupiers of the wider maltings site. The proposal would thereby be contrary to policies EDE2 (c) and TR7 of the East Herts Local Plan Second Review April 2007; policy TRA3 of the pre-submission District Plan and the NPPF.
5. The proposal fails to make appropriate provision for additional demand that will be placed on infrastructure, services and facilities as a result of it. The proposals are therefore contrary to Policy IMP1 of the East Herts Local Plan Second Review April 2007; policy DEL1 of the pre-submission District Plan and the National Planning Policy Framework.

Summary of Reasons

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, East Herts Council has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in this decision notice, the proposal is not considered to achieve an acceptable and sustainable development in accordance with the Development Plan and the National Planning Policy Framework.

- b) 3/16/1655/LBC, that listed building consent be **GRANTED** subject to the following conditions:-
 1. Listed building three year time limit (1T141)

2. Listed building (new windows)(8L03)
3. Listed building (new doors)(8L04)
4. Samples of materials (2E12)
5. Making good(8L10)

Summary of Reasons:

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of 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 listed building consent should be granted.

KEY DATA**Residential Development**

Residential density	13.3 units/Ha	
	Bed spaces	Number of units
Number of existing units demolished		
Number of new flat units	1	6
	2	5
	3	
Number of new house units	1	
	2	
	3	
	4+	
Total		11

Residential Vehicle Parking Provision

Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

Parking Zone		
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.25	7.5
2	1.50	7.5
3	2.25	
4+	3.00	
Total required		15
Proposed provision		5

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

Parking Zone		
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.50	10.5
2	2.00	10
3	2.50	
4+	3.00	
Total required		20.5
Accessibility reduction	25%	5.1

Resulting requirement		15 to 20.5
Proposed provision		5

Legal Agreement – financial obligations

This table sets out the financial obligations that could potentially be sought from the proposed development in accordance with the East Herts Planning Obligations SPD 2008; sets out what financial obligations have actually been recommended in this case, and explains the reasons for any deviation from the SPD standard.

Obligation	Amount sought by EH Planning obligations SPD	Amount recommended in this case	Reason for difference (if any)
Affordable Housing	n/a the scale of development falls below the threshold for securing affordable housing		
Parks and Public Gardens	Up to £1,496.51	None sought as proposals not supported	
Outdoor Sports facilities	Up to £4,144.61		
Amenity Green Space	Up to £637.49		
Provision for children and young people	Up to £612.14		
Maintenance contribution - Parks and public gardens	Up to £3,303.07		
Maintenance contribution - Outdoor Sports facilities	Up to £10,405.82		
Maintenance contribution - Amenity Green Space	Up to £1,793.22		
Maintenance contribution - Provision for children and young	Up to £1,174.68		

people			
Community Centres and Village Halls	Up to £1,105		