

DEVELOPMENT MANAGEMENT COMMITTEE REPORT – 6 Dec 2017

Application Number	3/17/1670/REM
Proposal	Application for the discharge of reserved matters regarding details of the layout and landscaping of Hazel Rise Park (3/13/0886/OP conditions 1 &12).
Location	Land Between Hazel End Road And Farnham Road Bishops Stortford Hertfordshire CM23 1JJ
Applicant	Countryside Properties Ltd
Parish	Bishop's Stortford
Ward	Meads

Date of Registration of Application	17 July 2017
Target Determination Date	11 September 2017
Reason for Committee Report	Reserved matters related to a major outline application (3/13/0886/OP)
Case Officer	Stephen Tapper

RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

1.0 Summary of Proposal and Main Issues

- 1.1 The principle of development of this site has been established through the grant of outline planning permission (3/13/0886/OP) and a separate full planning permission for the access (3/16/1252/FUL). The landscaping for Phase A of the development has been approved (3/16/1897/REM) and the landscaping for Phase B is the subject of another application on the agenda (3/17/1716/REM).
- 1.2 This application seeks approval of the landscaping of Hazel Rise Park, which will be a park on the main spine road near the main entrance to the development. It is part of the gateway to the development and its landscaping is therefore more formal than the other open spaces and includes a sitting area and sculpture.
- 1.3 The main issues are:
 - whether the hard and soft landscaping proposed is in accordance with the outline permission and relevant policy and is appropriate to the purpose of the park in providing a distinctive gateway, a pleasant meeting place and a place for quiet recreation; and

- whether the park is accessible and well connected by foot and by pedal cycle.

2.0 Site Description

2.1 The park has an area of approximately 0.3ha and is situated on the main bus route through the development, near to the main roundabout entrance from Rye Street. The development is under way, with the construction of the roundabout access complete and housing on Phase A well advanced. The area surrounding the Park will be entirely residential.

3.0 Planning History

The following planning history is of relevance to this proposal:-

Application Number	Proposal	Decision	Date
3/13/0886/OUT	Urban extension of 329 new dwellings (a range of sizes and types including affordable housing); a site for a one-form entry primary school; public open and amenity space; and landscaping, access, highways (with footpaths and cycleways), parking, drainage (including a foul water pumping station), utilities and service infrastructure works	Approved with conditions & s.106 agreement	01 06 2016
3/16/1252/FUL	Amendment to approved access in outline permission 3/13/0886/OP to reconfigure the principal access to ASR5, including revised roundabout design and alterations to Farnham Road, amendments to new junctions with Hazel End Road and Farnham Road.	Approved with conditions	21 10 2016

3/16/1897/REM	Reserved matters relating to Phase A housing development for 69 market houses and 22 affordable units to include access, landscaping and parking.	Approved with conditions	21 12 2016
3/17/1716/REM	Reserved matters relating to Phase B housing development for 128 market houses and 33 affordable units to include access, landscaping and parking.	Not yet determined	

Main Policy Issues

- 3.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF) and the adopted East Herts Local Plan 2007, the emerging submission District Plan and the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (NP).

Key Issue	NPPF	Local Plan Policy	Pre-submission District Plan Policy	NP
Compatibility with parameters established through the outline permission, including accessibility and connectivity	Para 14; Sections 7 & 8	SD1 ENV1 ENV2	DES1 DES2 DES3 CFLR1 CFLR9 CC2 WAT5	HDP1 HDP2 HDP3 GIP3 GIP4 TP3 TP4
Whether the landscape design proposals are appropriate	Section 7	ENV2 ENV11	DES1 DES2 DES4 DES5	HDP 2 GIP3

4.0 Summary of Consultee Responses

4.1 HCC Highway Authority has no objections.

4.2 Lead Local Flood Authority has no objections.

4.3 EHDC Engineering Advisor The planting is likely to increase permeability. Further swales and bioretention ponds are recommended to reduce surface water retention and provide further biodiversity and amenity benefits.

4.4 EHDC Landscape Advisor No objection following the submission of a plan to show revised planting, including a reduction in the variety of plants to create greater impact

4.5 Herts Ecology Supports the inclusion of wildflower grasslands, which would benefit biodiversity if managed appropriately. Hopes a hedgerow will become a permanent feature.

4.6 UK Power Networks No objection but points out that no work, including landscaping and changes to ground levels, should take place in the area on the east side of the applicant's ownership without prior consultation with UK Power Networks given the presence of overhead and underground networks.

5.0 Town Council Representations

5.1 No objection, subject to trees and hedgerows being retained and wildflowers planted.

6.0 Summary of Other Representations

6.1 None

7.0 Consideration of Issues

Policy requirements

- 7.1 Policy ENV1 of the Local Plan specifies a range of requirements for new developments to achieve a high standard of design, including the provision of landscape, recreation and amenity space. Policy LRC3 requires that appropriate open space, sport and recreation facilities are provided in accordance with adopted standards.
- 7.2 Policy GIP 3 of the Neighbourhood Plan for Silverleys and the Meads requires developers to establish long-term arrangements for the management of open spaces within developments of over 100 houses.
- 7.3 The East Herts District Plan has been submitted to the Secretary of State for examination. 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 the Plan has not reached the conclusion of the examination process.
- 7.4 Policy DES 3 says that development proposals must be of a high standard of design and layout to reflect and promote local distinctiveness and that they should maximise legibility and accessibility within the public realm and opportunities for urban greening. Long term management arrangements are required.
- 7.5 The NPPF is also a material consideration. Section 7 sets out the requirements for good design and its design policies emphasise the importance of local distinctiveness. Paras. 56, 61 and 73 say good design will make places better for people. It will address the connections between people and places and the integration of new development into the natural environment. High quality open spaces and opportunities for sport and recreation can make an important contribution to health and well-being.
- 7.6 The outline permission (3/13/0886/OP) included a parameters plan that showed three main open spaces within the development, including one in the proposed location for Hazel Rise Park. The detailed applications for Phases A and B are also following the parameters and principles of development established at outline stage, including access arrangements. This application, for the details of Hazel Rise Park, is therefore in accord with the outline permission.

Design and connectivity

- 7.7 Hazel Rise Park is one of three open spaces approved in outline and shown on the parameters plan. The other two parks are Hazel Green Park, which is to be a larger informal space on higher ground to the north of Hazel Rise Park, linked to it by a green walk, and Riverside Park, a larger area that includes surface water attenuation ponds between Hazelend Road and the River Stort. It is also connected into the housing development by a green link.
- 7.8 Hazel Rise Park is designed to be part of the gateway into the development, being sited on the main spine road and bus route, a short distance from the new roundabout access on Rye Street. For that reason a nameboard in the style of a village sign is included in the corner of the park nearest to the Rye Street entrance to the development.
- 7.9 There is some formality in the design, including a central seating area that will include a sculpture. It is yet to be commissioned but is likely to be in the form of a leaf or leaves, which also feature in metalwork fencing at the entrances to the site.
- 7.10 Small groups of trees are carefully sited across the park and on mounding at the northern end. There is formality in the flower and shrub beds within the seating area, at the entrances to the park and alongside the footpaths. A diversity of plant species is proposed, including trees, hedges, bulbs (within the turfed areas) and in the ornamental beds, but at the suggestion of the Council's Landscape Advisor the variety within individual beds has been reduced in order that the planting creates more impact within this large space.
- 7.11 The park will be traversed by paths that will connect with the central seating area and then out to the spine road, where there is a bus stop, and to rest of the estate, including Hazel Green Park.

8.0 Planning Balance and Conclusion

- 8.1 Both the hard and soft landscaping of this park are considered to be well thought out and will create an attractive and distinctive place, as required by policy, and will provide an opportunity for community interaction. It is very accessible from the new housing areas by foot and by pedal cycle.

- 8.2 The comments of consultees regarding the benefits of the retention of the proposed hedges and tree planting and the use of wildflower seeding in grassed areas are noted. The latter will be especially applicable to the other less formal parks and greenways within the development where the larger spaces will allow more effective management of grasses and wildflowers from a biodiversity point of view. The suggestion that the park should include swales and bioretention ponds is noted but the drainage strategy for the development has already been approved, based on SuDS principles.
- 8.3 Finally, the applicants have a strategy for the long term management of assets such as Hazel Rise Park, which includes setting up a management company mainly funded by a service charge. This is the subject of s.106 requirements.
- 8.4 In summary, the proposals are considered to meet policy requirements and will make a significant contribution towards St Michaels Hurst being a sustainable development.

RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions set out below:

Conditions

- 1 Approved plans (2E10):
C00187-501 Location plan
1222/05 Rev.4 Site/parameters plan
L-PL-010 Rev.PL3 Hazel Rise Park hard landscape
L-PL-011 Rev.PL3 Hazel Rise Park soft landscape
L-DE-001 Rev.PL1 Tree pit detail

- 2 Before its installation, details of the lighting to be installed shall be submitted to and approved by the Council. The lighting shall thereafter be installed in complete accordance with the approved details.

Reason: To ensure a suitable design, taking into account amenity and public safety.

- 3 Prior to the erection of the sculpture to be sited in the central seating area drawings shall be submitted to and approved by the Council to show details of its height, girth, appearance, materials, colour and method of fixing to the site. The sculpture shall thereafter be installed in complete accordance with the approved details.

Reason: To ensure a suitable design, taking into account amenity, public safety and the resilience of materials.

Informatives

1. No work, including landscaping and changes to ground levels, should take place in the area on the east side of the applicant's ownership without prior consultation with UK Power Networks given the presence of overhead and underground networks.

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, the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

KEY DATA

Not relevant to this application