

DEVELOPMENT MANAGEMENT COMMITTEE REPORT – 31 Jan 2018

Application Number	3/17/2030/REM
Proposal	Approval of Reserved Matters following outline approval 3/14/2023/OP in respect of access, appearance, landscaping, layout and scale for the erection of 13 dwellings.
Location	Land South of Tanners Way
Applicant	Thomas Sinden Developments Ltd
Parish	Hunsdon
Ward	Hunsdon

Date of Registration of Application	1 September 2017
Target Determination Date	6 December 2017
Reason for Committee Report	Major
Case Officer	Fiona Dunning

RECOMMENDATION

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

1.0 Summary

- 1.1 Outline Planning Permission was granted on 8 March 2016 for the erection of 13 dwellings. This application is for reserved matters addressing access, appearance, landscaping, layout and scale as the principle of residential development on the site has been established.
- 1.2 The proposal includes 3 affordable dwellings and 10 market dwellings ranging in size from 2 bedrooms to 5 bedrooms, with building heights being 1.5 to 2 storeys. The details submitted are generally consistent with the indicative plan submitted with the Outline Planning Application. Each dwelling has been sited to minimise potential overlooking and maximise the garden space.

Amendments were made to the plans during the assessment of the application to ensure that the development provided a strong frontage to the main road.

- 1.3 All dwellings are provided with vehicular access off the central roadway off the B180, with a total of 39 on site car parking spaces and 26 cycle storage spaces.
- 1.4 The central road has been designed as a shared access with permeable paving to accommodate sustainable urban drainage.

2.0 Site Description

- 2.1 The site is part of an open agricultural field with its eastern boundary fronting the B180, where there is an existing hedge. On the eastern side of this road opposite the site is a field and to the north of that are dwellings on Rectory Close.
- 2.2 To the north of the site is Tanners Way, which has a strip of landscaping adjoining the development site. Tanners Way has access from the B180 and has a mix of one and two storey dwellings. The dwellings closest to the development site are single storey and attached. Other dwellings nearby are semi-detached. The northern boundary of the site has a low wire boundary fence which adjoins the landscaping strip on Tanners Way.
- 2.3 Adjacent to the western and southern boundary of the site is farmland. Beyond this field to the south is Hunsdon Skip Hire.

3.0 **Planning History**

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

Application Number	Proposal	Decision	Date
3/14/2023/OP	Outline planning application with all matters reserved for the erection of 13 dwellings	Granted	8.3.16

4.0 **Main Policy Issues**

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the draft East Herts District Plan 2016 (DP), the adopted East Herts Local Plan 2007 (LP). The site falls within the proposed Hunsdon Neighbourhood Area, which was designated in November 2017. There is no draft Neighbourhood Plan to date.

Main Issue	NPPF	LP policy	DP policy
Principle of Development	Para 14	GBC2 GBC3	GBR2 VILL1
Design, layout and scale	Section 7	ENV1 HSG6 ENV3	DES1 DES2 DES3 DES4 NE4 CC1 CC2 WAT4 CFLR9 VILL1
Landscaping and open	Section 7,	ENV2	DES2

space	10		
Housing mix and density	Section 6	HSG1	HOU1 HOU2 HOU7
Affordable housing	Section 6	HSG3 HSG4	HOU3
Parking provision	Section 4	TR1 TR4 TR7 TR14	TRA3
Surface water drainage	Section 10	ENV21	WAT5

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

5.0 Summary of Consultee Responses

- 5.1 HCC Highway Authority requests a number of conditions with regard to visibility splays, the development being completed in accordance with the plans submitted, management of construction traffic, phasing details, removal of existing gateway feature and bus stop upgrading. The Authority has also requested advisory notes.
- 5.2 Lead Local Flood Authority initially reviewed the drainage strategy submitted and supported the change in strategy from the outline permission but raised objections with regard to the detail. Further comments on the updated SuDS documents have been provided and the objection has been addressed. The LLFA has requested conditions.

5.3 EHDC Engineering Advisor states that the site is in flood zone 1 and is generally away from overland surface water flows and there are no historical incidents of flooding of the site. The SuDS document submitted dated 25.8.17 is considered to be insufficient.

The SuDS document was updated on 6.10.17 to address the concerns raised. No further comments have been received.

5.4 Thames Water raises no objection to the proposal on the basis that foul water will discharge to the public sewer through gravity connection.

5.5 EHDC Housing Development Advisor comments that Plots 1 and 2 provides 2 x 2 bed houses for rent and Plot 3 provides 1 x 3 bed for shared ownership. This is acceptable to the Housing Team.

5.6 EHDC Conservation and Urban Design Advisor recognises the constraints of the red line of the outline planning permission and the limitations of the reserved matters application. It is regrettable that the development does not have pedestrian access to Tanners Way. An amendment to the scheme has improved its appearance along the main road. The architectural style of individual dwellings is considered to be of a high quality, creating character and interest.

5.7 HCC Development Services advise that it is aware of the existing S106 and has no further comments to make in regard to education, childcare, library or your services.

5.8 Herts Ecology supports the swale rather than a balancing pond that was proposed at outline stage as the swale is not likely to attract invasive aquatic plant species. The landscaping arrangement, which enhances the existing hedgerow and provides new hedgerows is welcomed as it will maximise biodiversity and provide foraging habitats. Planting schedule is recommended by condition.

5.9 EHDC Environmental Health Advisor does not wish to restrict the granting of planning permission.

(Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

6.0 Hunsdon Parish Council Representations

6.1 The Parish Council raised concerns about the application on the following grounds:

- Drainage
- Street Lighting
- Contractor Parking
- Noise emissions – new dwellings need to have adequate protection
- Boundaries – the boundary fence with Tanners Way needs to be replaced with a substantial fence with agreement of owners of Tanners Way verges.
- Affordable Housing – can the 3 dwellings be safeguarded for families from the village community
- House Design – is the height and roof design sympathetic?
- S106 Monies – requested more contributions towards school, public transport, health

7.0 Summary of Other Representations

7.1 1No. response has been received objecting to the proposal on the following grounds:

- other planning permissions in the village results in 49 new houses
- pressure on school spaces, no GP appointments available
- nothing positive for village

8.0 Consideration of Issues

Principle of Development

- 8.1 Outline planning permission was granted in March 2016 for 13 dwellings with all matters reserved. That permission was determined to be acceptable in principle due to the lack of a 5 year housing land supply and the site being in a sustainable location. The outline permission was subject to a time limit for reserved matters to be submitted within 2 years of the decision. The current application is for all reserved matters and was submitted on 1 September 2017. The reserved matters are access, scale, layout, appearance, and landscaping.
- 8.2 One of the objections raised discussed noise, which was addressed in the outline planning permission and is subject to Condition 8 of this permission, which requires details of an acoustic fence to be submitted and approved in writing prior to the first occupation. In addition to this, all dwellings will be designed in accordance with building regulations.
- 8.3 The reserved matters application proposes 13 dwellings with three of these dwellings being affordable, in accordance with the S106 requirements.

Design, layout and scale

- 8.4 There are five dwellings that have pedestrian access directly off the B180 with all vehicular traffic entering and leaving the site via the access road located towards the southern end of the site, where a new junction is proposed. The access road has been designed so as to provide a gently curved roadway into the middle of the site where there is a shared surface. This shared surface also forms the main part of the sustainable urban drainage system.
- 8.5 The Highway Authority has requested conditions be attached to this application should permission be granted. With the

conditions proposed and the internal access arrangements the proposal is considered to be consistent with the relevant access policies. The internal road network has been designed to accommodate refuse vehicles.

- 8.6 Each of the 13 dwellings is provided with private open space generally to the rear adjacent to the internal living rooms. Three dwellings, located opposite the single storey dwellings on Tanners Way, are proposed to be 1.5 storeys with rooms in the roof space. These dwellings have a setback to the northern boundary of 10 metres, which provides a separation distance of 29.4 metres to the dwellings on Tanners Way facing the site. This separation distance will ensure there is no unacceptable impact on the amenity of the residents in Tanners Way.
- 8.7 Other dwellings on the site have either a 10 metre setback or have been angled away from adjoining properties so there will not be any significant potential impact on privacy of neighbours. Some dwellings are proposed to have opaque glazing to bathrooms and secondary first floor rooms to ensure the layout does not create any impact on privacy.
- 8.8 The layout has been designed with permeable paving providing the majority of the sustainable drainage on site. This has left what appears to be a vacant plot, for which proposals for a further unit may come forward. This would be subject to a separate planning application. An application has been submitted which proposed this but it was subsequently withdrawn. While the reserved matters application does not include a new dwelling on the site, the use of this vacant plot for a future dwelling is not considered to impact on the overall appearance and layout of the application that forms part of the reserved matters application.

- 8.9 The scale of the development is considered to complement nearby residential developments in the locality and the open space on the southern side of the access road provides a landscaped entrance into the site. Whilst the site does not have any significant communal open space, the shared access is considered to provide an opportunity for future occupants to use this area for recreational purposes as suggested in the Design and Access Statement.
- 8.10 The reorientation of dwellings on Plots 4 and 5 to face toward the road has improved the street scene as well as improving the privacy to the outdoor amenity space of these two dwellings. It is considered that further improvements to the layout and design and a softer southern edge to the village could have been provided. However, this would have required a larger development site. These ideas were explored with the applicant, but the applicant has rightly indicated that the application is for reserved matters, and the requirement is to consider the acceptability of the design and layout, and other matters, within the constraints established by the outline planning permission. The amendments made to the layout and design through the consideration of the proposals are considered to be positive.
- 8.11 The proposed dwellings have been designed in the context of the adjoining and nearby dwellings as well as other dwellings in Hunsdon and the adjoining countryside. The layout and landscaping together with the materials and design of the dwellings will complement the surrounding area and keep the development of the site at an appropriate scale. The materials proposed include two colours of brick, timber cladding and slate roofs. The materials and design has picked up some of the features of existing dwellings in the village and in the countryside. The dwellings have steep roof pitches similar to traditional agricultural with the upper levels having black stained timber cladding and the ground floor being built in brick. The roof design also complements the existing dwellings in Tanners Way.

8.12 Roof design and height has been raised by the Parish Council as a concern. As outlined above, the proposal is considered to be well-designed complementing the adjoining mix of housing in Tanners Way and in the locality. The Design and Access Statement provides details of the architect's site analysis and analysis of the dwellings in the village and it is evident that the proposed development while being a contemporary design, picks up the main elements of dwellings in the village and general locality. The use of a limited range of materials and the overall design will help ensure the final dwellings complement the character of the village.

Landscaping and Open Space

8.13 The landscaping plan and design and access statement provides a comprehensive landscaping strategy indicating a mix of trees, shrubs, grasses and lawn throughout the site. Each of the detached dwellings is to be separated by hedge planting and the front of the site on the main road has native shrub planting and some grassed area. A swale proposed on the southern side of the central access provides a mix of native and non-native plants to boost biodiversity. Plot 7, which adjoins the swale will be accessed via a pedestrian and vehicular bridge over the swale.

8.14 The landscape plan proposes a mixture of hard and soft landscaping throughout the site and on the edge of the development boundary. This landscaping plan is considered to be well-designed given the constraints of the site.

8.15 The details submitted with the application are considered to improve the appearance of the site from long views with regard to the openness and landscaping adjoining the site. The additional tree planting will complement the adjoining landscaping on Tanners Way.

- 8.16 It is not considered necessary to condition a planting schedule as the Design and Access Statement provides details as well as the landscape plan, drawing No. C0059 L101. The Design and Access Statement also provides details of low level lighting in the form of bollards, and uplighters on trees and low level spot lights. No details of these have been provided so a condition is proposed requiring details to be agreed prior to first occupation.
- 8.17 The site provides a small amount of open space adjacent to the main access road, particularly at the front of the site. The open space is for landscaping rather than any play space. The proposal has been designed to allow the central road to be used as a shared access.

Housing Mix and Density

- 8.18 The mix of 3, 4 and 5 bedroom market houses and the variation in height of 1.5 to 2 storeys provides an appropriate mix of dwellings for sale. The affordable housing provides two 2 bedroom dwellings and one 3 bedroom dwelling. The total floor space provided on site is 2029m².
- 8.19 Policy HOU1 of the draft District Plan requires new housing to take the latest Strategic Housing Market Assessment (SHMA) into consideration. The proposal is consistent with the 2015 SHMA in that the majority of the market houses are 3 and 4 bedroom houses and the affordable housing being 2 and 3 bedroom houses. It does not provide house types at the wider end of the spectrum for the differing house types (sale and affordable) but this would not necessarily be expected for a site of limited size.

Affordable Housing

- 8.20 The three affordable houses were agreed at the outline planning application stage for 13 dwellings and the S106 required two dwellings to be affordable rent and one dwelling to be shared ownership.
- 8.21 The two affordable rent units are 85m² and the shared ownership is 3 bedroom and 106m². All three dwellings, while smaller than the market houses, are considered to be a reasonable size for the number of bedrooms provided and will provide a strong frontage to the B180 at the boundary of Hunsdon. The external materials of the three affordable houses will be the same as the market housing so the whole development will have the same appearance with matching materials.
- 8.22 The applicant has a Housing Association interested in the affordable houses provision, which is an indication that the developer wants to proceed quickly on building out the scheme if planning permission is granted for the reserved matters.
- 8.23 The allocation of the housing will be decided by the Housing Association. Residents who are on the Housing Register will be eligible to apply through HomeOptions.

Parking

- 8.24 The parking has been considered in the overall design of the site and additional parking areas for visitors have been provided in front of on-site garages. The larger dwellings have the ability to provide up to four parking spaces on site. The affordable houses each have two allocated car parking spaces.

- 8.25 The parking standards of the existing and draft local plan are provided at the end of this report. The supporting documents for the outline planning application indicated that 31 spaces were proposed. The existing standards provide for a maximum number of car parking spaces and the reserved matters submission proposes 39 spaces, which exceeds the maximum. Some of these spaces could be used for visitor parking. The additional car parking on site will also assist in minimising the impact on neighbours with overflow parking.
- 8.26 All of the parking spaces and garages meet the minimum dimensions and the spaces are an integral design with the dwelling so are more likely to be used as car parking spaces. It is recognised that there is some tandem parking proposed to accommodate visitor parking, which is contrary to policy. However, the amount of tandem parking is minimal and is not considered likely to create a significant demand for on-street parking.

Surface Water Drainage

- 8.27 The outline planning permission has a condition with regard to providing a surface water drainage scheme. A scheme has been submitted with the reserved matters application, which provides details of how sustainable urban drainage system can be achieved. The new surface water drainage scheme is significantly different to the scheme submitted with the outline application. The proposed drainage strategy refers to the hierarchy and includes porous pavement and individual soakaways. The porous pavement is set at 0.755m below ground level, with a sub-base of sand having a 0.5m depth. The surface water runoff from paved areas will infiltrate into the ground, with the sand trapping any pollutants. The roof runoff from the buildings will discharge into soakaways for each dwelling, with the affordable housing units having a shared soakaway.
- 8.28 In addition to the permeable paving and soakaways, there is a swale proposed on the southern side of the central roadway

which will provide for bio-retention. Whilst the drainage scheme meets the requirements of the SuDS Manual and Council's SuDS Hierarchy, it is not the most sustainable with regard to biodiversity and amenity as there are no wetlands, ponds or basins.

- 8.29 However Herts Ecology and the Lead Local Flood Authority support the proposed drainage strategy. The Lead Local Flood Authority has requested conditions. It is proposed to include these conditions on the reserved matters application as the proposed surface water drainage has been submitted as part of the layout. The conditions relate to the drainage strategy submitted with the reserved matters application

Other Matters

- 8.30 Some of the issues raised by the Parish Council and the objector have been addressed as part of the outline planning permission and conditions. This includes the principle of residential development on the site, provision of acoustic fencing and boundary treatment, affordable housing, S106 contributions, construction traffic and drainage.
- 8.31 The Parish Council has requested additional S106 contributions and that the 3 affordable houses be safeguarded for families from Hunsdon village. The S106 was agreed at Outline application stage and cannot be revisited now.
- 8.32 The Design and Access Statement provides details with regard to street lighting, boundary treatment and acoustic treatment of dwellings. The landscaping sections in the Design and Access Statement provides these details. The outside lighting of the development will be similar to the adjoining village with regard to it being low level, with most of the light coming from dwellings. A condition is proposed requiring full details of all external lighting prior to the first occupation of the development.

- 8.33 The boundaries have acoustic fencing and hedges to assist in protecting future residents from existing and potential noise sources as well as providing soft landscaping. With regard to the boundary fence on Tanners Way, the developer has discussed this with residents in Tanners Way and the details of the treatment are included in application.
- 8.34 With regard to the objector stating that there will be a cumulative impact due to other planning permissions for new houses in the village and impact on schools and other facilities, the outline planning application addressed these matters and there are contributions towards schools. In regard to positive impacts for the village, the provision of additional houses that are well-designed and complement the adjoining and nearby dwellings is considered to be positive, particularly when the contributions address the impacts of the development.

9.0 Planning Obligations

- 9.1 A Section 106 was signed on 8 March 2016 and included the following contributions:
- Affordable housing - 1 shared ownership and 2 affordable rent
 - Primary Education Contribution
 - Sustainable Transport Contribution
 - Children and young persons contribution
 - Hunsdon Village hall contribution
 - The Sports and recreation Contribution
 - Provision for Fire Hydrants

10.0 Planning Balance and Conclusion

- 10.1 As stated above, the principle of residential development on this site has been established by the granting of outline planning permission. The current application is seeking permission for the scale, layout, access, appearance and landscaping details.
- 10.2 The reserved matters details are considered to be satisfactory within the constraints of the outline planning permission. The

quality of the housing designs and materials are considered to outweigh the harm of the dwellings not addressing Tanners Way and the lack of soft landscaping on the site. The proposal overall is not considered to cause harm to the adjoining village.

- 10.3 The affordable housing is an integral part of the development and a Housing Association has shown interest in taking the 3 dwellings.
- 10.4 It is noted that the car parking provision is more than the maximum and has some tandem spaces. These spaces could be used for visitors rather than being tandem spaces for permanent residents.

RECOMMENDATION

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

Conditions

1. Approved plans (2E10)
2. The external materials of construction for the buildings hereby permitted shall be:
Roof - natural slate
Walls - red brick (Caprice Baccara), white/grey/buff brick (Caprice Cinder Coal White), vertical blackened timber cladding.
Windows - powder coated aluminium black frames
Doors - timber with fixed glazing and black frames
Rooflights - Velux composite timber with black frames

Reason

In the interests of the appearance of the development, and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

3. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the first occupation of the dwellings. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason

To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with policies ENV1 and ENV2 of the East Herts Local Plan Second Review April 2007 and national guidance in section 7 of the National Planning Policy Framework.

4. Visibility splays of 4.5m x 43m shall be provided when the access is being constructed and shall be permanently maintained in each direction within which there shall be no obstruction to visibility between 600mm and 2m above the carriageway level.

Reason

To provide adequate visibility for drivers entering or leaving the site.

5. Before first occupation of the approved development, the new access serving the development shall be completed in accordance with the approved in principle plan (drawing number 1307-SK-02 Rev A) and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction.

Reason

To ensure the provision of an access appropriate for the development in the interests of highway safety and convenience.

6. Before the development hereby approved is first occupied, all on site vehicular areas, including (but not limited to) internal access roads, forecourts, garages, carports and external parking spaces,

shall be accessible, surfaced, marked out and fully completed in accordance with the approved plans and carried out in a manner to the Local Planning Authority's approval. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highways.

Reason

So as to ensure satisfactory parking of vehicles outside highway limits and to minimise danger, obstruction and inconvenience to users of the highway and the development.

7. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development. This shall include cleaning the wheels of all construction vehicles leaving the site.

Reason

In order to minimise the amount of mud, soil and other materials originating from the site being deposited on the highway, and in the interest of highway safety and visual amenity.

8. Prior to the commencement of the development, the Construction Method Statement July 017 Rev A and the Construction Logistics Plan Traffic Management Plan shall be incorporated into a Construction Traffic Management Plan and shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter, the construction of the development shall only be carried out in accordance with the approved plan. The Construction Traffic Management Plan shall identify details of:

- Phasing for the development of the site, including all highway works;
- Methods for accessing the site, including construction vehicle numbers and routing;
- Location and details of wheel washing facilities; and
- Associated parking areas and storage of materials clear of the public highway.

Reason

To ensure the impact of construction vehicles on the local road network is minimised.

9. Before first occupation of the proposed development, the existing gateway feature on the B180 shall be relocated and the footway on the west side of the main road fronting the development shall be widened to 1.8m.

Reason

To enable safe routes to/from the development site.

10. Before the first occupation of the proposed development, details of all proposed external lighting shall be submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the details approved.

Reason

To ensure the external lighting complements the adjoining village and provides a level of safety for future residents of the site.

11. Before 50% of the dwellings are occupied, the two bus stops within Hunsdon village centre, located on the B180, shall be upgraded to include shelters.

Reason

To ensure residents are provided with suitable facilities.

12. The drainage shall be carried out in accordance with the Drainage Strategy prepared by RAB (ref 1721B Version 8.0 6/10/2017) together with drawings prepared by Clark Smith Partnership.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the management/ timing/ phasing arrangements embodied within the scheme.

Reason

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

13. Once all dwellings and roads are completed and before 50% of the dwellings are occupied, an as-built detailed drainage layout and a final management and maintenance strategy shall be submitted to and approved in writing by the local planning authority. The management and maintenance plan shall include arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The development shall be carried out in accordance with the details hereby approved.

Reason

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

Plan numbers 002 Rev F, 050 Rev J, 051 Rev G, 052 Rev E, 055 Rev E, 056 Rev E, 057 Rev E, C0059 L101 Rev 07, 408 Rev A, 108 Rev A, RAB1721B/001 Rev 3, DR-00-01 REV C2, DR-00-02 REV C1, DR-00-03 REV C1, EW-00-01 REV C1, EW-00-02 REV P1, 407E, 406D, 405D, 404D, 403 D, 402 D, 401D, 107D, 105B, 104B, 103B, 102B, 101B and supporting documents.

Informatives

1. Other legislation (01OL)
2. Street Naming and Numbering (19SN5)
3. Outline planning permission (U04072)
4. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://beta.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-managment/highways-development-management.aspx>
5. AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website above.
6. AN3) Road Deposits: it is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website above.

7. AN4) The applicant is advised that in order to comply with Conditions of this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the associated off-site highway improvements. Further information is available via the website above.

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**Residential Development**

Residential density		
	Bed spaces	Number of units
Number of existing units demolished	0	
Number of new flat units	1	0
	2	0
	3	0
Number of new house units	1	0
	2	2
	3	5
	4+	6
Total		13

Affordable Housing

Number of units	Percentage
3	23%

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
2	1.50	3
3	2.25	11.25
4+	3.00	18
Total required		33 spaces
Proposed provision		39 spaces

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	
2	2.00	4
3	2.50	12.5
4+	3.00	18
Total required		35 spaces
Proposed provision		39 spaces

Legal Agreement – financial obligations

The Outline Planning Permission has a S106 for the provision of the following:

- Hunsdon Village Hall improvements
- Children and Young People contribution
- Sports and Recreation contribution
- 3 Affordable Housing units being 75% affordable rent and 25% shared ownership
- Fire Hydrants
- Education and Library Contribution
- Sustainable Transport Contribution