

DEVELOPMENT MANAGEMENT COMMITTEE – 28 MARCH 2018

Application Number	3/17/2897/OUT
Proposal	Outline planning application for up to 105 residential dwellings, with associated landscaping, amenity space, vehicle and pedestrian access from High Street, and associated works. All matters reserved except for access.
Location	Land west of High Street and south of Dovehouse Lane, Walkern, SG2 7PF.
Applicant	Welbeck Strategic Land II LLP c/o agent
Parish	Walkern CP
Ward	Walkern

Date of Registration of Application	15 December 2017
Target Determination Date	16 March 2018
Reason for Committee Report	Major application
Case Officer	David Snell

RECOMMENDATION

That planning permission be **REFUSED** for the reason(s) set out at the end of this report.

1.0 Summary of Proposal and Main Issues

- 1.1 The application proposes up to 105 residential dwellings, including 40% (42 units) of affordable housing with associated landscaping, amenity space, vehicle and pedestrian access from High Street, and associated works. The application is submitted in outline with all matters reserved except for access.
- 1.2 The application site lies outside the village boundary and the proposal would be contrary to the Local Plan, emerging District Plan and emerging Neighbourhood Plan policy in respect of development restraint in the Rural Area.

- 1.3 The site does not provide connectivity with the existing village and therefore the resulting development is not capable of achieving good quality urban design.
- 1.4 The proposed development would encroach into the Rural Area and as a result it would detract from the rural landscape.
- 1.5 The proposed access would detract from the character of the conservation area and the setting of a listed building.
- 1.6 The Highway Authority advise that the proposed access arrangements and highway impacts of the proposed development would be satisfactory, subject to conditions and mitigation. However, future occupiers of the development would be largely reliant on private transport.
- 1.7 The proposal fails to demonstrate a satisfactory drainage strategy.
- 1.8 The existing first school provision in Walkern is not capable of expansion in order to accommodate the anticipated child yield from the development and there is pressure on secondary school capacity.

2.0 Site Description

- 2.1 The application site comprises approximately 7.1ha of agricultural land laying to the west of existing development to the west of High Street, including a strip of land to the south of Dovecote connecting the site to High Street.

3.0 Planning History

There is no relevant planning history relating to the application site. However, the following history is relevant:-

Application Number	Proposal	Decision	Date
3/14/2200/OP	Residential development for up to 85 houses including site access, public open space and landscaping.	Not determined. Appeal allowed.	23 Feb 2016
3/17/1558/REM	Reserved Matters for 3/14/2200/OP for the approval of Appearance, Landscaping, Layout and Scale in respect of the erection of 85No dwellings.	Approved	31 Jan 2018
3/17/1749/REM	Reserved Matters for 3/14/2200/OP for the approval of Appearance, Landscaping, Layout and Scale in respect of the erection of 85No dwellings.	Approved	31 Jan 2018

4.0 **Main Policy Issues**

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the pre-submission East Herts District Plan 2016 (DP), the adopted East Herts Local Plan 2007 (LP) and the emerging Walkern Neighbourhood Plan (NP).

Main Issue	NPPF	LP policy	DP policy	NP Policy
The principle of the development	Paras 6-16	SD1 SD2 GBC2 GBC3 OSV1	INT1 GBR2 VILL1	Policy 1 Policy 9
Layout and design	Section 7	ENV1 ENV2	HOU2 DES2 DES3	Policy 12
Landscape impact	Section 11	GBC14	DES1	Policy 2 Policy 6
Heritage impact	Section 12	BH 1-3 BH6	HA1 HA2 HA3 HA4 HA7	Policy 3
Housing and affordable housing	Section 6	HSG1 HSG7 HSG3 HSG4	HOU1 HOU2 HOU3	Policy 11
Highways and parking	Section 4	TR2 TR7	TRA1 TRA2 TRA3	Policy 17
Flood risk	Section 10	ENV21	WAT5	Policy 16
Education	Para. 72		CFLR10	Policy 1
Planning obligations and infrastructure delivery	Paras 203 to 206	IMP1	DPS4 DEL1 DEL2 CFLR1 CFLR3 CFLR7 CFLR9	Policy 15

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 does not wish to restrict the grant of permission subject to conditions. The Authority's assessment is included in the 'Considerations' section below.
- 5.2 Lead Local Flood Authority comments that the drainage strategy is based on infiltration as the means to discharge the water and the site is located in Source Protection Zone 2. The Environment Agency's comments in their letter dated 21 December 2017 (ref NE/2017/127943/01-L01), recommends a no infiltration based drainage strategy unless any risk of confirmation can be excluded and the conclusions and recommendations of the land contamination assessment (Wardell Armstrong – LO10493-002 December 2017) has advised that further investigations should be undertaken. The Lead Local Flood Authority is therefore of the view that the site does not have a confirmed discharge mechanism for surface water runoff. Therefore unless the applicant can resolve this issue with the Environment Agency or is able to propose a viable alternative scheme, we object to the grant of the planning permission.
- 5.3 Environment Agency recommends that the requirements of the NPPF are followed and potential for contamination of groundwater is investigated and remediated. The Agency recommends that there should be no infiltration based drainage strategy unless any risk of confirmation can be excluded and the conclusions and recommendations of the land contamination assessment (Wardell Armstrong – LO10493-002 December 2017) has advised that further investigations should be undertaken.
- 5.4 Thames Water does not raise objection.
- 5.5 EHDC Conservation and Urban Design Advisor comments that the site at Land west of High Street and south of Dovehouse Lane is

partially situated within the Walkern Conservation Area, but mostly on open farmland to the west of the linear historic core of Walkern. Where the site meets the High Street, either side there are Listed Buildings, namely:

The Grade II* circa-1700 Farmhouse at Manor Farm

The Grade II* circa-1700 Dovecote at Manor Farm

The Grade II circa-1700 forecourt walls to Manor Farm

The Grade II late-C17th 56 High Street

Within this new access route there is a small former agricultural building that is noted as making a positive contribution to the character and appearance of the Walkern Conservation Area in the appraisal adopted in 2016. It would appear that this building would need to be demolished to facilitate this new access route, which given the other options available is not acceptable. The proposed access route would run side-by-side with the existing Dovehall Lane, which would result in poor design. The new access route would harm the rural setting of the Grade II* circa-1700 Dovecote by introducing a large new vehicle access on the open land to its south, adjacent to the existing Dovehouse Lane. The new access would appear prominently in views along the High Street, thus harming the setting of nearby Listed Buildings and harming the character and appearance of the Conservation Area.

There are no apparent opportunities for linkages with the existing village provided by the proposed site, as to the west there are open fields with no rights of way, to the south there is a solid line of existing houses along Froghall Lane with no rights of way, and to the east there is a solid line of existing houses along the High Street with no rights of way. For development on this site to be capable of an acceptable standard of urban design, new access routes would need to be provided to integrate with the existing village, which this outline application does not address.

5.6 Historic England does not wish to comment.

- 5.7 HCC Historic Environment Unit consider that the archaeological impacts of the proposed development can be addressed by mitigation and recommend a condition.
- 5.8 EHDC Landscape Advisor Walkern has a linear form, running along the Middle Bean valley and surrounded by a combination of farmland and woodland, and the nature, scale and form of the proposals are unsympathetic to local landscape character. The proposal is not in keeping with the historic grain and pattern of development as it extends laterally up the sloping valley side to an elevated position. This will have adverse landscape and visual impact, detract from and compromise the simple unified landscape of arable fields and sculptural shape of the existing landform.
- 5.9 Herts Ecology consider that appropriate mitigation measures and recommendations have been provided to ensure protected species are safeguarded from harm and habitats are enhanced and created to improve the site for biodiversity.
- 5.10 HCC Development Services request a planning obligation towards the development of a community meeting/training room on the first floor at Stevenage Central Library (£17,437). They advise that the existing Walkern Primary School has a Published Admission Number (PAN) of 25 and has limited expansion potential. Beyond this the school has no further expansion potential and therefore the yield from this new development cannot be accommodated. There are Secondary Education capacity issues in the vicinity but the County Council is unable to nominate a project at this time.
- 5.11 NHS and NHS Clinical Commissioning Group advise as to the capacity position at surgeries and health centres and the impact East and North Hertfordshire Trust services and request financial planning obligations towards health care amounting to £279,195.00.
- 5.12 Stevenage Borough Council raise substantive concerns about the proposal summarised as:

- The detrimental impact on the Bean Valley when viewed from Stevenage.
- Whether Stevenage Road can accommodate the additional traffic generation given its limited width.
- The potential adverse impact on the junction of Gresley Way, Fairlands Way and Stevenage Road especially as the highway network will need to accommodate 600 new homes at Gresley Park.
- The impact on existing and future infrastructure such as schools and GP surgeries. The draft Stevenage Borough Local Plan 2011-2031 January 2016 identifies that infrastructure within Stevenage can only support the growth of Stevenage within the plan period. New schools being provided with the Borough do not make an allowance for additional needs from outside the Borough.
- Infrastructure demand could potentially undermine the ability of Stevenage Council to deliver the necessary identified growth in the draft Stevenage Borough Plan.

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

6.0 Town/Parish Council Representations

6.1 Walkern Parish Council object to the proposal on grounds summarised as:

- The policy requirement of the village to accommodate development equating to at least a 10% increase in the current number of homes to 2033 is already provided for on the site south of Froghall Lane.
- The proposal for 105 homes is outside the village and therefore does not benefit from Policy VILL1.
- Walkern Neighbourhood Plan does not allocate this site for development or consider extending the village boundary in this location.
- The Neighbourhood Plan is currently being examined and is a material consideration.

- The development proposed in this planning application is not socially, environmentally or economically sustainable. The proposal would have little or no positive impact on the economic viability of the village. It will have a negative social impact on the village by generating further fragmentation of the community with new housing that is not integrated into the village. It will have a negative environmental impact on the setting and form of the historic village.
- The proposal is not sustainable in transport terms due to the very restricted road infrastructure and lack of public transport. All traffic generated by the site will have to use the already congested and narrow High Street.
- The single access point from the development onto the High Street is in an already congested location.
- The addition of an off-road cycle link to Stevenage, such as the one proposed, via footpaths and bridleways would necessitate the upgrade of the footpaths to allow use by cyclists and a significant change in surfacing. This may not meet with approval of the villagers who use these rural footpaths on a regular basis for dog walking etc. Having already waited many years for a footpath and cycle link to Stevenage and supported the route already well documented by Hertfordshire County Council, the Parish Council cannot understand why the applicant is promoting an alternative off-road option.
- If Stevenage is to grow eastwards towards Walkern, as proposed in the East Herts District Plan site allocation EOS1, it is vital that the village does not grow westwards towards Stevenage and maintains its own identity as an independent settlement.
- The agricultural land to the west of the village, of which the application site is part, contributes to the setting of both the village as a whole and to the village conservation area.
- The character of the conservation area identified in the Management Proposal (East Herts Council: 2016) would be lost.
- The proposals are contrary to Walkern Neighbourhood Plan POLICY 12 DESIGN OF NEW DEVELOPMENT, because the scale of the development proposed does not reflect the character of the village and its historic conservation area.

- Listed buildings flank the new access road on both sides. One of these listed buildings is the most architecturally significant feature in the High Street; the Dovecote. The construction and use of a new access road for the construction could jeopardize the integrity of the building. The application fails to consider the provisions of POLICY 3 WALKERN CONSERVATION AREA AND HERITAGE ASSETS in that it does not protect or enhance the setting of the conservation area or the quality of other heritage assets or their setting.
- The site would have not relate to the overall layout of the village. It would be a self-contained development without secondary linkages.
- Concerns regarding surface water drainage and potential for flooding in High Street.
- Adverse impact on a very rare moth breeding on the field subject of this application.
- The affordable housing needs of the village will be met on the Froghall Lane site and this is therefore a not benefit for the village.

Summary of Other Representations

6.2 160 responses have been received objecting to the proposals on grounds summarised as:

- The scale of development is not sustainable.
- The growth requirement for the village has already been accommodated at the site south of Froghall Lane.
- The site lies outside the village boundary and the development would adversely impact on the landscape and Rural Area.
- The proposal does not integrate with the village.
- Detrimental to the character of the conservation area.
- Increased traffic and adverse impact on the highway network.
- Adverse impact on infrastructure, including lack of school places, pressure on GP surgeries and lack of public transport.
- Adverse impact on wildlife.
- Potential for flood risk

6.3 The Campaign to Protect Rural England object responses have been received supporting the proposals on the following grounds:

- This site is outside of the village boundary as defined in both the current East Herts Local Plan and the East Herts Submission District Plan. As such it is contrary to the Policies on the Rural Area Beyond The Green Belt in both.
- At 105 houses this is clearly not small scale.
- The proposal would result in an enclave not integrated in any way with the village. It would also create significant urbanisation, out of scale with a Category 1 Village.
- Loss of agricultural land.
- Adverse traffic impact.

6.4 The Herts and Middx Wildlife Trust comment that they have no objection in principle. However, the DEFRA biodiversity calculator must be applied to demonstrate a net gain to biodiversity.

7.0 **Consideration of Issues**

Principle

7.1 Walkern is designated as a Category 1 Village in the adopted Local Plan wherein limited small scale housing development would be permitted. The Plan indicates that whilst there is no absolute definition *limited small scale development* would typically comprise up to 15 dwellings, occasionally more, but rarely more than 30. In the emerging District Plan Walkern is designated as a Group 1 Village wherein Policy VILL1 would permit housing development within the village, subject to all other relevant policies in the Plan. Policy 9 of the emerging Neighbourhood Plan would permit, in principle, small scale infill housing development on brownfield sites within or adjacent to the village boundary

7.2 The site lies outside the settlement boundary of Walkern and within

the Rural Area beyond the Green Belt wherein Policy GBC3 of the current Local Plan states that permission will not normally be granted for residential development. Therefore in respect of the 2007 Local Plan, the proposals represent inappropriate development as it would result the encroachment of significant scale of built form into the Rural Area. The application site is not allocated for residential development within the District Plan and the proposal does not fall within a category of development that is identified in Policy GBR2 as being capable of maintaining the Rural Area as a valued countryside resource.

- 7.3 The emerging District Plan has now reached an advanced stage of preparation. The current housing land supply position is set out in the Council's Authority Monitoring Report 2016-17, February 2018 wherein a housing land supply of 6.2 years is established. The application therefore falls to be assessed on the balance of considerations having regard to adopted Local Plan policy, emerging District Plan policy and the NPPF.

Layout and design

The application is submitted in outline and layout and appearance are reserved for later consideration. However, there are no apparent opportunities for linkages with the existing village provided by the proposed site, to the south there is open land and a solid line of existing houses along Froghall Lane with no through rights of way. To the east there is open land and solid line of existing houses along the High Street with no through rights of way. The illustrative layout shows that pedestrian and vehicular access will be from the single point of access to High Street. It is considered that given the scale of development proposed new access routes would need to be provided to integrate with the existing village. The proposal does not address this issue and there would be a lack of connectivity with the village which will inevitably result in poor urban design.

Landscape impact

- 7.4 Walkern has a linear form, running along the Middle Bean valley and surrounded by a combination of farmland and woodland, and the nature, scale and form and of the proposals are unsympathetic to local landscape character. The proposal is not in keeping with the historic grain and pattern of development as it extends laterally up the sloping valley side to an elevated position. It is considered that the proposal will have adverse landscape and visual impact, detracting from the simple unified landscape of arable fields and sculptural shape of the existing landform.

Heritage impact

- 8.0 Within this new access route there is a small former agricultural building that is noted as making a positive contribution to the character and appearance of the Walkern Conservation Area in the appraisal adopted in 2016. It would appear that this building would need to be demolished to facilitate this new access route.
- 8.1 The proposed access route would run side-by-side with the existing Dovehall Lane, which would result in poor design. It is considered that the new access route would harm the rural setting of the Grade II* circa-1700 Dovecote by introducing a large new vehicle access on the open land to its south, adjacent to the existing Dovehouse Lane. The new access would appear prominently in views along the High Street, thus harming the setting of nearby Listed Buildings and harming the character and appearance of the Conservation Area.

Housing and affordable housing

- 8.2 The proposal would deliver 105 new homes of which 40% 42 dwellings would be affordable homes.
- 8.3 The density of the development would be approximately 14.8 dwellings per hectare.
- 8.4 The application is submitted in outline. However, the submitted Design and Access Statement indicates the following housing mix:

Market

Type	%	No.
2B	22	14
3B	39	24
4B	33	21
5B	6	4
Total		63

Affordable

Type	%	No.
2B	57	24
3B	36	15
4B	7	3
Total		42

The proposed housing mix is in general conformity with the Strategic Housing Market Assessment (SHMA).

Highways and parking

- 8.5 The Highway Authority has reviewed materials submitted in support of the planning application, including the Transport Assessment, Design and Access Statement and the Planning Statement and advise:

Trip Generation

The trip generation and distribution as set out within the Transport Assessment is acceptable in principle and reflects a reasonable assumption of trips to and from the proposed development. The high mode share of travel by private car as shown by the census data (including by train which may be counted within the car driver

category), is noted. The location of Walkern, with a limited bus service makes the heavy use of the private car most likely. Given the reliance on the private car, and in particular, single occupancy journeys, the Highway Authority would wish to see the strong promotion of car sharing, car clubs (other Travel Plan initiatives) and cycling.

Access

A new junction is proposed from the High Street. The Transport Assessment describes the junction in detail, as below:

As part of the proposals, a new priority controlled access will be constructed from High Street (B1037). This access will be 6 metres wide and will be provided with a footway along the southern side, which will link into the existing footway along the western side of High Street. This access has also been designed in accordance with guidance within Manual for Streets. It is noted that the visibility achievable from the proposed site access is lower than what is set out within Manual for Streets guidance. However, the Highway Authority has agreed a small reduction to the published figures further to receipt of speed survey data and the implementation of a traffic calming scheme on the High Street. The traffic calming scheme, comprising of three raised speed tables is described in the Transport Assessment. In order to encourage lower vehicle speeds along High Street, three raised speed tables are proposed. Two of these raised speed tables will be located to the north of the proposed site access, whilst the other one will be located to the south. Keep clear markings are also proposed on High Street to ensure unimpeded access into the site. The Highway Authority is content with the principle of a traffic calming scheme, either in the form of a speed table or cushion scheme. Such a scheme will need to be subject to a Stage 1 Road Safety Audit at reserved matters stage. It is noted that immediately to the north of the proposed access, there is an existing track, Dovehouse Lane. The latter forms a part of the highway network, as an unclassified, local access, providing farm, pedestrian and cyclist access. The Transport Assessment sets out proposals to change the alignment of the

access road close to its junction with the High Street. As part of the proposals, the access onto the farm track from High Street will be closed and bollards will be provided to restrict vehicular access; pedestrians and cyclists will still be able to use the access. It is proposed that vehicles accessing the farmland will do so via the proposed site access and the existing access from the farm track into the site, which will be formalised. The above proposal is acceptable in principle, although it will be necessary to stop up a small section of Dovehouse Lane. In order to allow access to the latter via the new development access, including the proposed bus stop and turning head, the spine road should be subject to adoption.

Assessment

The Highway Authority consider that the technical assessment as presented within the Transport Assessment, including the junction analysis is acceptable in principle. This notwithstanding, whilst the junctions under assessment may be shown to work within capacity, the Highway Authority remains concerned with respect to the cumulative traffic impacts, in particular congestion and waiting on the High Street.

- 8.6 The application is submitted in outline with layout reserved for later consideration. However, officers are satisfied that car parking in accordance with adopted and emerging standards can be provided.
- 8.7 The Highway Authority considers that the proposed location of a substantial residential development in an area such as Walkern is one that raises some concern with respect to sustainability. The Transport Assessment shows that a high proportion of trips will use the private car as their principal mode. The Highway Authority has also considered the recent appeal decision, dated February 2016 (APP/J1915/W/15/3127807) for the Land south of Froghall Lane, Walkern planning application. In the appeal decision, the Inspector noted “that the proposed development would lead to some additional traffic generation upon local roads but the scheme is

accompanied by satisfactory proposals to promote sustainable transport and by other such measures to mitigate the harm arising."

- 8.8 Notwithstanding, the views of the Highway Authority it is considered that residents would be largely reliant on private transport. Given the scale of development proposed and cumulative impact this is regarded as a negative aspect of the development in sustainability terms.

Flood risk

- 8.9 The Environment Agency recommends that the requirements of the NPPF are followed and potential for contamination of groundwater is investigated and remediated. The Agency recommends that there should be no infiltration based drainage strategy unless any risk of confirmation can be excluded.
- 8.10 The Lead Local Flood Authority comments that the drainage strategy is based on infiltration as the means to discharge the water and the site is located in Source Protection Zone 2. The Environment Agency's comments recommends a no infiltration based drainage strategy unless any risk of confirmation can be excluded and the conclusions and recommendations of the land contamination assessment (Wardell Armstrong – LO10493-002 December 2017) has advised that further investigations should be undertaken. The Lead Local Flood Authority is therefore of the view that the site doesn't have a confirmed discharge mechanism for surface water runoff. Therefore unless the applicant can resolve this issue with the Environment Agency or is able to propose a viable alternative scheme they maintain their objection to the proposals.

Education

- 8.11 In support of the application the applicants have submitted an Education Assessment Report. The report concludes that local Primary School to this development is currently full in its early years, with minor capacity in its higher year groups. The neighbouring development of Froghall Lane was expected to make contributions

towards Primary Education; this is considered to be an acceptable approach for development mitigation at this development. The ideal scenario is to then utilise the contributions to expand the local school to a full 1 form entry Primary School, which would future-proof places for both new housing developments in Walkern. From a Secondary School perspective, this development will have a low impact on local schools. The area is within the priority area for two local schools which could accommodate pupils coming from this development. HCC is closing Secondary provision this year, and therefore it would not be appropriate to request contributions whilst provision is being intentionally reduced.

- 8.12 HCC have advised that Walkern Primary School has limited expansion potential as identified in its response to consultation on the emerging District Plan in December 2016. However, beyond that the school has no further expansion potential and therefore the child yield from the proposed development cannot be accommodated. They also advise that there secondary education capacity issues in the locality.

Other Matters

- 8.13 Herts Ecology consider that appropriate mitigation measures and recommendations have been provided to ensure protected species are safeguarded from harm and habitats are enhanced and created to improve the site for biodiversity.
- 8.14 HCC Historic Environment Unit consider that the archaeological impacts of the proposed development can be addressed by mitigation and recommend a condition.

9.0 Planning Obligations

- 9.1 The following financial planning obligations have been requested:

HCC

Stevenage Library improvements	£17,437.00
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Sustainable transport	£114,375.00
Total	£131,812.00

NHS

Primary Care	£74,320.00
Mental Health	£20,419.00
Acute Care	£165,344.00
Community Health Care	£19,114.00
Total	£279,197.00

- 9.2 In the case of the NHS request for contributions no projects have been identified and officers consider that the obligation would not comply with the Community Infrastructure Levy Regulations.

10.0 Planning Balance and Conclusion

- 10.1 The proposed development would provide 105 dwellings, including 42 affordable units which is a positive aspect of the proposal that carries significant weight. However, the proposal would be contrary to the Local Plan, emerging District Plan and emerging Neighbourhood Plan policy in respect of development restraint in the Rural Area and that weight must therefore be considerably diminished.
- 10.2 The site does not provide connectivity with the existing village and therefore the resulting development is not capable of achieving good quality urban design.
- 10.3 The proposed development would encroach into the Rural Area and it would result in detract from the rural landscape attracting significant negative weight.
- 10.4 The proposed development and in particular the proposed access would detract from the character of the conservation area and the setting of a listed building attracting significant negating weight.

- 10.5 The Highway Authority advises that the proposed access arrangements and highway impacts of the proposed development would be satisfactory, subject to conditions and mitigation. However, future occupiers of the development would be largely reliant on private transport and this is considered to carry some negative weight in sustainability terms having regard to the scale of development proposed.
- 10.6 The proposal fails to demonstrate a satisfactory drainage strategy. The LLFA have advised that this can be overcome but in the absence of a satisfactory scheme this is attributed some negative weight.
- 10.7 The existing first school provision in Walkern is not capable of expansion in order to accommodate the child product from the development and there is pressure on secondary school capacity. This is attributed significant negative weight in sustainability terms.
- 10.8 Overall, the negative aspects of the proposed development clearly outweigh the provision of housing and affordable housing. The application is therefore recommended for refusal.

RECOMMENDATION

That planning permission be **REFUSED** for the reasons set out below:

Reasons for Refusal

1. The proposed development by reason of its scale and siting outside the village boundary would encroach into the Rural Area Beyond the Green Belt to the detriment of the rural character of the locality and the rural landscape. The proposal would be contrary to Policies GBC3 and of the East Herts Local Plan Second Review April 2007, Policy GBR2 of the East Herts emerging District Plan, Policies 2 and 6 of the emerging Walkern Neighbourhood Plan and the National Planning Policy Framework.
2. The proposed access by reason of its design and siting would detract from the character and appearance of Walkern

Conservation Area and the setting of the Grade II Listed Building Dovecote contrary to Policies BH6 of the East Herts Local Plan Second Review April 2007, Policies HA1, HA2, HA4 and HA7 of the East Herts emerging District Plan, Policy 3 of the emerging Walkern Neighbourhood Plan and the National Planning Policy Framework.

3. The proposed development by reason of its lack of connectivity fails to satisfactorily integrate with the existing village contrary to Policies ENV1 of the East Herts Local Plan Second Review April 2007, Policy DES3 of the East Herts emerging District Plan and the National Planning Policy Framework.
4. The proposed development by reason of its siting and scale does not provide for a sustainable form of development by reason of the reliance of future occupiers on private transport and impact on existing and proposed education provision. The proposal would be contrary to Policies TRA1 and CFLR10 of the East Herts emerging District Plan and the National Planning Policy Framework.
5. The proposed development fails to demonstrate a satisfactory drainage strategy in accordance with Policies ENV20 and ENV21 of the East Herts Local Plan Second Review April 2007, Policy WAT5 of the East Herts emerging District Plan, Policy 16 of the emerging Walkern Neighbourhood Plan and the National Planning Policy Framework.

Summary of Reasons for Decision

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 planning objections to this application could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in the decision notice, the proposal is not considered to achieve an acceptable and sustainable development in accordance with the Development Plan and the National Planning Framework.

KEY DATA**Residential Development**

Residential density	14.8	
	Bed spaces	Number of units
Number of existing units demolished		105
Number of new flat units	1	
	2	
	3	
Number of new house units	1	
	2	
	3	
	4+	
Total		

Affordable Housing

Number of units	Percentage
42	40%

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	
2	1.50	
3	2.25	
4+	3.00	
Total required		
Proposed provision		

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	
3	2.50	
4+	3.00	
Total required		
Accessibility reduction		
Resulting requirement		
Proposed provision		

Neighbourhood Plan Parking Standards

Minimum of 2 spaces per household.

In this case the application is submitted in outline and the parking requirements are not assessed at this stage.

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. In this case the application is recommended for refusal and contributions have not been sought.

Obligation	Amount sought by EH Planning obligations SPD	Amount recommended in this case	Reason for difference (if any)
Affordable Housing	40%	40%	
Parks and Public Gardens	SPD Table 7		
Outdoor Sports facilities	SPD Table 7		
Amenity Green Space	SPD Table 7		
Provision for children and young people	SPD Table 7		
Maintenance contribution - Parks and public gardens			
Maintenance contribution - Outdoor Sports facilities			
Maintenance contribution - Amenity Green Space			
Maintenance contribution - Provision for children and young people			
Community Centres and Village Halls	SPD Table 11		