

Public Document Pack



Chairman and Members of the
Development Management Committee
cc. All other recipients of the
Development Management Committee
agenda

Your contact: Peter Mannings
Tel: 01279 502174
Date: 12 March 2025

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 12 MARCH 2025

Please find attached the Additional Representations Summary as circulated by the Head of Planning and Building Control prior to the meeting in respect of the following application:

- (A) 3/24/1457/OUT - Outline planning application for up to 91 dwellings (including affordable homes) with all matters reserved apart from access at Land North of Standon Hill (Cafe Field), Puckeridge, Hertfordshire (Pages 2 - 7)

Please view these papers prior to and during the meeting this evening.

Yours faithfully,

Peter Mannings
Committee Support Officer
East Herts Council
peter.mannings@eastherts.gov.uk

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 12 MARCH 2025
TIME : 7.00 PM

**East Herts Council: Development Management Committee
Date: 12 March 2025**

Summary of additional representations received after completion of reports submitted to the committee, but received by 5pm on the date of the meeting.

Agenda No	Summary of representations	Officer comments
5a	1 additional comment has been received from a local resident. This comment objects to the scheme on the basis of: lack of infrastructure, highway safety implications and flood risk.	These comments are considered in the committee report.

Table of errata and updates to reports submitted to Committee.

Agenda No	Paragraph No	Updates
5a	6.6	The Transport Assessment has included a TRICs assessment. It has stated that, within the AM peak period there would be two-way trips of 95 (74 out), with 48 or 44 vehicular trips , and in the PM peak period there would be 80 (24 out) two way movements, with 49 or 45 vehicular trips .
5a	9.18	Officers acknowledge that the facilities within Standon are approximately at least 900 metres from the south-eastern corner of the site and this is slightly above recommended distances for walkable neighbourhoods (generally accepted as being 800 metres to facilities).
5a	9.43	While this is noted, SNP Policy SP12 does accept that there may be some cases where a higher density could be appropriate, if it is sensitive to the particular context of the locality.
5a	9.107	The existing stretch of pathway directly to the south of the site would be enlarged to a 3 metre wide surface and this would require removal trimming back of some hedging along the southern site boundary.
5a	9.124	In addition, the widening of the pathway on the northern side of the A120, so to create a shared footway/cycleway, would result in a necessity to remove trim back a section of G4 towards the south-western corner of the site.
5a	10.6	However, some adverse impacts and conflict with development plan policies have also been identified, which again range from limited to significant moderate in weighting.

5a	Heads of Terms	Fire and Rescue Service Contribution – Approximately £34,634 to be re-calculated at reserved matters stage and index linked to BCIS 1Q2022. Towards the new provision at the Eastern Transfer Station fire station at Bishop's Stortford and/or provision serving the development.
5b	Condition 4	<p>The agent has requested that the trigger for condition 4 to be altered from prior to development to post demolition.</p> <p>The condition in the report reads:</p> <p>The development hereby permitted, shall not begin until a scheme to deal with contamination of land/ground gas/controlled waters has been submitted to and approved in writing by the local planning authority. The scheme shall include all of the following measures, unless the local planning authority dispenses with any such requirement specifically in writing:</p> <ol style="list-style-type: none"> 1. A Phase I site investigation report carried out by a competent person to include a desk study, site walkover, the production of a site conceptual model and a human health and environmental risk assessment, undertaken in accordance with BS 10175: 2011 Investigation of Potentially Contaminated Sites – Code of Practice. 2. A Phase II intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice. The report shall include a detailed quantitative human health and environmental risk assessment.

		<p>3. A remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end point of the remediation shall be stated, and how this will be validated. Any ongoing monitoring shall also be determined.</p> <p>4. If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the local planning authority.</p> <p>5. A validation report detailing the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology shall be submitted prior to [first occupation of the development/the development being brought into use]. Details of any post-remedial sampling and analysis to demonstrate that the site has achieved the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site.</p> <p>Reason To minimise and prevent pollution of the land and the water environment and in accordance with national planning policy guidance set out in section 11 of the National Planning Policy Framework, and in order to protect human health and the environment in accordance with policy EQ1 of the adopted East Herts District Plan 2018.</p> <p>The amended wording suggested:</p>
--	--	--

		<p>The development hereby permitted, (except demolition) shall not begin until a scheme to deal with contamination of land/ground gas/controlled waters has been submitted to and approved in writing by the local planning authority. The scheme shall include all of the following measures, unless the local planning authority dispenses with any such requirement specifically in writing:</p> <ol style="list-style-type: none">1. A Phase I site investigation report carried out by a competent person to include a desk study, site walkover, the production of a site conceptual model and a human health and environmental risk assessment, undertaken in accordance with BS 10175: 2011 Investigation of Potentially Contaminated Sites – Code of Practice.2. A Phase II intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice. The report shall include a detailed quantitative human health and environmental risk assessment.3. A remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end point of the remediation shall be stated, and how this will be validated. Any ongoing monitoring shall also be determined.4. If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the local planning authority.
--	--	--

		<p>5. A validation report detailing the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology shall be submitted prior to [first occupation of the development/the development being brought into use]. Details of any post-remedial sampling and analysis to demonstrate that the site has achieved the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site.</p> <p>Reason To minimise and prevent pollution of the land and the water environment and in accordance with national planning policy guidance set out in section 11 of the National Planning Policy Framework, and in order to protect human health and the environment in accordance with policy EQ1 of the adopted East Herts District Plan 2018.</p>
--	--	---