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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Extn: 2174
Date: 4 October 2017

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE – 11 OCTOBER 2017

Please find attached the following reports which were marked “to follow” on the agenda for the above meeting:

5. Planning Applications and Unauthorised Development for Consideration by the Committee:
 - (B) 3/17/1055/FUL – Outline application for up to 93 dwellings and associated public open space with all matters reserved except for access at Café Field west at Land to North of Standon Hill Puckeridge for Mr J Bond_(Pages 3 – 94)

Recommended for Approval.

6. Items for Reporting and Noting (Pages 95 – 98)
 - (C) Planning Appeals: Inquiry and Informal Hearing Dates.
 - (D) Planning Statistics.

Please bring these papers with you to the meeting next Wednesday.

Yours faithfully,

Peter Mannings
Democratic Services Officer
East Herts Council

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MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 11 OCTOBER 2017
TIME : 7.00 PM

DEVELOPMENT MANAGEMENT COMMITTEE – 11 OCTOBER 2017

Application Number	3/17/1055/OUT
Proposal	Outline application for up to 93 dwellings and associated public open space, with all matters reserved except for access.
Location	Land to North of Standon Hill, Puckeridge
Applicant	Mr J Bond
Parish	Standon
Ward	Puckeridge

Date of Registration of Application	04 May 2017
Target Determination Date	03 August 2017
Reason for Committee Report	Major Planning Application
Case Officer	Artemis Christophi

RECOMMENDATION

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

1.0 Summary

- 1.1 These proposals relate to a site in between the villages of Standon and Puckeridge. Members considered a set of proposals for a larger area of land at the same site earlier this year. The report that was submitted to the committee at that time, along with the decision notice setting out the decision reached are attached to this report as **Essential Reference Papers A and B**.
- 1.2 The main consideration for Members remains now, as it did previously, whether, in the absence of a sufficient supply of land for housing development, the harm that would occur as a result of allowing development, significantly and demonstrably outweighs the benefit of housing delivery.
- 1.3 There are a number of areas of harm identified in this report that would occur if development were to take place here. However, there is also clear benefit, with regard to the delivery of housing which includes 40% affordable housing units.
- 1.4 With regard to the judgement to be made, this report concludes that there is no harm which significantly and demonstrably outweighs the benefits and planning permission can therefore be granted.

2.0 Site Description

- 2.1 The site is located to the south of the village of Puckeridge and north of Standon Hill (the A120). Known as Café Field, the application site forms the western part of the field. The site is located approximately 11 kilometres west of Bishop's Stortford and 16 kilometres north-east of Hertford.
- 2.2 The application site covers an area of approximately 5.5 hectares. The whole field extends to 10.5 hectares in total. It is currently an undeveloped parcel of agricultural land used for arable farming.
- 2.3 The site's western boundary is delineated by a stream, the Puckeridge Tributary, beyond which is a former hotel complex, water pumping station, and a number of existing dwellings. To the south, is the A120 Standon Hill, which is set at a lower level than the site. To the east, is the remainder of the arable field, beyond which is existing residential development.
- 2.4 The land generally falls from a high point in the east to a low point in the west. Excluding the field boundaries described above, the site is open agricultural land.
- 2.5 The A10 runs from north to south, approximately 100 metres west of the site and provides links to Buntingford and Royston to the north and Ware and Hertford to the south. The A120 (which joins the A10 at the roundabout to the south-west of the site) runs immediately south of the site.
- 2.6 There are no listed buildings within or in close proximity to the site although the site is located within an Area of Archaeological Significance.

3.0 Background to Proposal

- 3.1 In September 2016, planning application, reference: 3/15/2081/OUT, was submitted in outline for up to 160 dwellings on the whole of the Café Field site. The application was subsequently refused by the Council.
- 3.2 The application now submitted has reduced the scale of the development proposed to up to 93 dwellings and the size of the site has been reduced to comprise the western part of the field.

4.0 Key Policy Issues

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the adopted East Herts Local Plan 2007; the pre-submission District Plan (Nov 2016) and the draft Standon Neighbourhood Plan (NP):

Key Issue	NPPF	Local Plan policy	Pre-submission District Plan	Draft Standon NP
The principle of residential development within the Rural Area, housing land supply	Paragraph 14, section 6	SD1, SD2, GBC3, HSG3, HSG4	DPS2, DPS6, GBR2, HOU3, VILL1	SP7, SP9, SP11
Impact on landscape character, views, vistas and character of area.	Paragraph 14, section 7	SD1, GBC14, ENV1, ENV2, ENV3, ENV11, OSV1, OSV2	VILL1, HOU2, DES1, DES2, DES3, DES4, NE4,	SP3, SP5, SP13, SP21.
Impact on supporting infrastructure, roads, education, health services, foul drainage etc	Para 14, para 17, Section 1, 4, 5	SD1, TR1, TR2, TR3, TR4, TR7, LRC3	INT1, TRA1, TRA2, CFLR1, CFLR3, CFLR7, CFLR9, CFLR10	SP18, SP20, SP21, SP22
Flood risk and drainage	Section 10	ENV18, ENV19, ENV21	WAT3, WAT5	SP15, SP24
Whether the development represents a sustainable form of development	Paragraph 7, section 8	TR12, LRC3	INT1, CFLR1, CFLR7, CFLR9, CFLR10, CC1, CC2, DEL1	SP1, SP9, SP10, SP11

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

5.0 Emerging District Plan

- 5.1 The District Plan has been submitted to the Secretary of State for examination. The view of the Council is that the Plan has been positively prepared, seeking to ensure significantly increased housing development during the plan period. The weight that can be assigned to the policies in the emerging plan can now be increased, given it has reached a further stage in preparation. There does remain a need to qualify that weight somewhat, given that the Plan has yet to be examined.
- 5.2 As indicated, the draft version of the Standon Neighbourhood Plan has been published – this includes an allocation for housing development on the land which comprises this application. The NP site is smaller in size than this application site, but the quantity of development, namely up to 93 units, is the same.
- 5.3 The larger whole Café Field site was promoted as being available for development through the District Plan call for sites process.

6.0 Summary of Consultee Responses

- 6.1 HCC Highway Authority raises no objection to the proposal subject to planning conditions. These include:
- details of the roads, footways and on-site drainage, existing and proposed access arrangements, parking and cycle provision/arrangements and servicing/loading and turning areas;
 - construction management plan;
 - swept path assessments;
 - servicing and delivery plan;
 - travel plan;
 - S38, S278 agreements and Section 106 contribution to secure delivery of Travel Plan and improvements to Bus route 331.
- 6.2 The Highway Authority has considered the traffic generated by the development and reaches the conclusion that the impact on the junctions in the vicinity of the site is acceptable. (These junctions include that between the site access road and the Cambridge Road, that of Cambridge Road with the A120 and the A120/A10 junctions). With regard to highway safety, the view of the Highway Authority is that the proposals will not impact on the safety of the local highway network.
- 6.3 In other comments the Highway Authority notes that there are some barriers to pedestrians seeking to access local facilities and this is an

important issue in relation to the sustainability of the site. Existing bus stops in the vicinity of the site and pedestrian crossing facilities should be enhanced.

- 6.4 Overall the Highway Authority is of the view that the proposed development would not be likely to have a severe impact on the local highway network.
- 6.5 Lead Local Flood Authority (LLFA) comments that the proposed development site can be adequately drained and any potential existing surface water flood risk can be mitigated through the overall drainage strategy.
- 6.6 The FRA (Flood Risk Assessment) demonstrates a feasible surface water drainage strategy based on attenuation features and restricted drainage outfall into the Puckeridge Tributary. The drainage strategy has been shown on a layout plan along with the corresponding detailed surface water calculations and exceedance routes. The applicant has also already contacted the Environment Agency in order to arrange the two new connections to the Puckeridge Tributary.

Planning conditions are recommended by the LLFA requiring that the FRA and the drainage strategy be implemented and more detailed plans and information in respect of the drainage systems and the future maintenance of them, be submitted at reserved matters stage.

- 6.7 The Environment Agency raises no objection and recommend the inclusion of a planning condition requiring the provision of an 8 metre buffer to the Puckeridge Tributary. Treatment should be applied within the buffer zone to create a wildlife corridor. The EA also seeks a scheme of enhancements to the water course to the south west side of the site, potentially removing the concrete lined channel or realigning/ re-profiling the channel to create a more natural alignment.
- 6.8 EHDC Engineering Advisor comments that the majority of the site is located within flood zone 1 apart from a proportion of the western edge which runs alongside the Puckeridge Tributary. The site is away from overland surface water flows apart from a narrow line of inundation that runs alongside the western edge and an additional small area to the west of the centre of the field.
- 6.9 There are no historical flood incidents shown at the site. The development includes the provision of SuDS in the form of detention basins and swales which will assist flood risk reduction in the Standon Hill area and provide useful additional biodiversity and amenity spaces.

There are opportunities for the provision of additional SuDS features including green roofs, bio retention areas, rainwater harvesting, water butts. Further reductions in potential flood risk may be achieved with the provision of betterment to the Puckeridge Tributary watercourse with the replacement/naturalisation of the retaining walls.

- 6.10 Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of the application. It recommends that, if it is proposed that the development should proceed, that a condition is applied requiring a drainage strategy to be identified and agreed, this would also include an assessment of the impact of the proposals on the sewage treatment works. In this respect, a foul water impact study is also required to be carried out to confirm the extent of works required.
- 6.11 EHDC Housing Development Advisor raises no objection to the proposed development and notes that provision is made for 40% affordable housing across the scheme, and that these should be 75% affordable rent to 25% shared ownership.
- 6.12 HCC Historic Environment Advisor comments that the application site was the subject of archaeological investigation prior to the determination of the previous application. Significant heritage assets of archaeological interest were identified in the eastern part of Café Field – but no significant heritage assets were identified in the western part of the site.
- 6.13 Therefore, no objection is raised to the proposed development as it is unlikely to have an impact upon heritage assets of archaeological interests.
- 6.14 EHDC Landscape Advisor recommends that planning permission be granted.
- 6.15 The Landscape Advisor comments that the site is a large agricultural field with the main feature of the site being its topography which slopes generally downwards in an east to west direction. The southern boundary comprises of linear hedgerow vegetation and trees, which helps screen the site from passing traffic. The surrounding wider landscape to the south is open countryside, as is the land on the western and opposite valley side.
- 6.16 There are a small number of dwellings, a former hotel complex and water pumping station located to the west of the site and a housing estate beyond the eastern boundary.

- 6.17 The site maintains a strong relationship with the surrounding open landscape as well as the field and allotments to the north and provides a clear transition between village development(s) and the surrounding countryside.
- 6.18 The illustrative masterplan shows the central and steeper sloping part of the site comprising green space infrastructure provision and ponds or swales arranged along the western part of the site and valley floor as well as along the upper ridge. New tree planting to screen or soften the development from certain views is proposed around the perimeter of the site, and also along the ridge line of the eastern plateau which helps mitigate adverse landscape and visual effects.
- 6.19 The development results in some loss of open countryside resulting in change to the local landscape character. The detriment to existing visual amenity and views is not unacceptably high due to the well thought out site planning and indicative layout which accommodates a high level of green space infrastructure provision.
- 6.20 The indicative proposals assimilate well with the topography of the site and the overall development should not have unacceptable adverse landscape and visual impact upon the wider landscape provided suitable landscaping is put in place, as shown by the indicative layout.
- 6.21 Herts Ecology comments that there are no biological records for the site or adjacent to it. Protected species were not considered a constraint to the proposals. The presence of bats in trees was thought to be negligible-low, and badgers were noted beyond the watercourse on the western boundary. A number of suitable and appropriate biodiversity recommendations and enhancements – as described within the submitted ecological report are supported. A Landscape and Biodiversity Management Plan is recommended.
- 6.22 HCC Development Services Team requests financial contributions in respect of the following matters:-
- Nursery education contributions towards increasing places in the village (£31,224)* joint Early Years;
 - Middle education towards expansion of Ralph Sadler School up to 5 form entry (£125,684);
 - Upper education contribution towards increasing expansion of Freman College from 9 form entry to 10 form entry (£121,815).
 - Childcare Service towards increasing places in the village (£12,017)*joint Early Years;

- Library Service towards Buntingford Library to support the provision and the development of the IT in the Library (£14,367).
*To be combined to Early Years provision in the village and be included within any Section 106 agreement.
The County Council also seeks the provision of fire hydrants to ensure water supply in the eventuality of fire.

- 6.23 HCC Minerals and Waste refer the Council to Waste Plan policies and the requirement to consider recycling and waste minimisation and management in the construction process. The advisor also refers to the HCC Minerals Local Plan and Policy 5 which seeks the opportunistic extraction prior to non-mineral development. It is noted that this site is located within the Hertfordshire sand and gravel belt.
- 6.24 Further clarification has been received which sets out that HCC does not consider there is unacceptable mineral sterilisation if development were to occur at this site and its approach is only to encourage opportunistic extraction of minerals which may be discovered during the early stages of construction.
- 6.25 EHDC Environmental Health Advisor raises no objection to the proposal and recommends the provision of planning conditions requiring noise attenuation measures for the new dwellings and a contaminated land survey.
- 6.26 Herts Fire and Rescue Services comments that access for fire fighting vehicles and water supplies should be provided and appropriate provision of fire hydrants.
- 6.27 Campaign To Protect Rural England acknowledges the reduction in number of dwellings proposed on the site compared with the previously refused scheme but still objects to the development on the following grounds:
- Contrary to Local Plan policy – on land designated as Rural Area beyond the Green Belt;
 - A major extension to a very small area of built development at the A120/A10 junction;
 - Site is entirely open farmland outside all three settlements;
 - Contrary to NPPF;
 - Site is not officially allocated for housing;
 - Site is not sustainable.

7.0 Parish Council Representations

- 7.1 Standon Parish Council has made a lengthy and detailed submission in relation to the proposals. It concludes the submission setting out that it does not, in principle, object to the proposed development, but seeks clarification on a number of points.
- 7.2 At an earlier point in the letter however the position of the PC does not appear so clear cut. The PC refers to the draft Standon Parish Neighbourhood Plan and the identification of the western part of the field as being suitable for development in it. The PC makes it clear that the level of development imposed by this Council (East Herts) has been beyond its control and that the NP has been developed to achieve the least impact on the parish as possible whilst accommodating development. The PC sets out that if this Council's District Plan is challenged and the level of development required falls, then development proposals of this nature would be considered premature. It states that, in advance of allocation, the site comprises part of the rural area beyond the Green belt.
- 7.3 The PC raises a number of further issues which can be summarised as:
- Concern with outline application – ‘full’ application may differ significantly once submitted;
 - Would like conditions sought to ensure landscaping and design and density are delivered
 - Objection to proposed three and two and a half storey dwellings – out of keeping in the area;
 - Concern with proposed SuDS and maintenance thereafter, the PC will not be willing to adopt these;
 - Would like provision of habitat improvements;
 - Concern with waste water capacity;
 - Increase in traffic and congestion with the potential for traffic to divert through the village, this is considered to severely worsen traffic conditions and congestion in the village;
 - Concerned with submitted Road safety Audit – pedestrian safety when crossing the A120 to the south of the site;
 - Concern with potential for future development proposals to come forward beyond the east of the site, so strong boundaries should be implemented;
 - Various planning conditions are requested relating to density; access; layout; affordable housing allocation; landscaping; drainage and management company relating to the landscaped areas.

8.0 Summary of Other Representations

8.1 A total of 27 representations in objection have been received which are summarised as follows:-

- Inappropriate form of development in rural area;
- Development is unsustainable in economic, social and environmental terms;
- Development will merge the two villages (Puckeridge and Standon) closer together and create a town;
- Cumulative impact of this development and other development should be considered;
- Overbearing impact on village character;
- Development is contrary to emerging policy in pre-submission District Plan in terms of the allocation of housing in the villages of Standon and Puckeridge;
- Development does not address the draft policies in the Neighbourhood Plan and should not be approved until the Neighbourhood Plan is adopted;
- Harmful social issues with affordable housing provision;
- Site is too far from village amenities in terms of walking/cycling distances;
- Harmful impact on local landscape and views of the development from surroundings;
- Harmful increase in traffic volumes and congestion on main roads and roads within the village;
- Harmful highway safety impact associated with access from Cambridge Road onto the A120 and resultant impact on traffic diverting through the village;
- Roads conditions within the village are insufficient in terms of width to accommodate increased traffic movements;
- Impede access to existing development at Vintage Court;
- Inadequate school places and infrastructure to accommodate the development;
- Existing medical centre will be unable to cope with additional people from the development;
- Increased flood risk associated with the development;
- Insufficient sewerage system to accommodate number of dwellings and increase in population;
- Harmful increase in noise and air pollution associated with cars and development;
- Loss of habitat for biodiversity and ecology;
- Loss of trees and hedgerow.

9.0 Planning History

Ref	Proposal	Decision	Date
3/95/0908/FP	Change of use of agricultural land and erection of a golf academy including driving range, reception building and 9 hole golf course	Approved with conditions	19.10.1999
3/04/1748/FN	Renewal of LPA reference 3/95/0908/FP	Refused	13.12.2005
3/15/2081/FP	Outline planning for up to 160 houses with all matters reserved except access.	Refused	10.02.2017

10.0 Consideration of Relevant Issues

Principle of development and Housing Land Supply

- 10.1 The site lies outside the defined village boundary of Puckeridge and therefore within the Rural Area Beyond the Green Belt in both the current adopted Local Plan and the emerging District Plan. In the current Local Plan, policy GBC3 only allows for specific forms of development, not including new residential developments, in such locations. This policy approach is replicated in policy GBR2 of the emerging District Plan. The proposal therefore represents inappropriate development in the Rural Area beyond the Green Belt.
- 10.2 In the emerging District Plan, Standon and Puckeridge together are identified as a Group 1 village. Policy VILL1 sets out that the Group 1 villages not constrained by the Green Belt should collectively accommodate growth of at least 10% (Standon and Puckeridge are included in this sub group). The policy encourages the preparation of Neighbourhood Plans (NPs) to allocate land to enable this growth and that, prior to the preparation of NPs, development will be limited to the built up area defined on the emerging District Plan proposals map.
- 10.3 A draft Neighbourhood Plan (NP) for Standon Parish has been produced which identifies land in the area of the application site as an allocation for residential development. The NP allocation and the application site are not contiguous, the application site being larger and extending further to the east. However, the number of units proposed to be accommodated is the same at 93.

- 10.4 The comments of the Parish Council with regard to the potential for the policy background to change are noted. That potential possibility is the reason why the weight that can be assigned to emerging plans is always less than can be assigned to finalised and adopted plans. In this case however, whilst Members are advised that there is good reason to believe that the Councils emerging District Plan will not be subject to substantial amendment during examination, with regard to housing numbers, if it were to be modified and/or delayed, then the positive presumption, established in the NPPF, indicates that proposals for residential development should be supported in any event.
- 10.5 In that respect the NPPF requires that the planning authority identifies and updates annually a supply of specific deliverable sites sufficient to provide five years' worth of housing (para 47). It also sets out that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or because specific policies in the Framework indicate development should be restricted (para 14). This is what the presumption in favour of sustainable development means in relation to decision taking.
- 10.6 In addition paragraph 49 of the NPPF confirms that housing applications should be considered in the context of the presumption in favour of sustainable development in accordance with paragraph 14 of the NPPF. Paragraph 49 of the NPPF also establishes that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 10.7 The Council has acknowledged its current policies, with regard to the delivery of sites for housing, through the settlement boundaries and housing allocations based on the 2007 Local Plan, are out of date. The pre-submission District Plan has been published and sets out an up to date policy position in relation to the supply of land for housing. It is considered that some weight can now be assigned to this emerging policy position however; this still has to be moderated as the housing supply and delivery policies are yet to be confirmed.
- 10.8 Currently then, the Local Planning Authority is unable to demonstrate a five year supply of deliverable housing sites against the annual requirement of the adopted Local Plan and the annual requirement of its emerging Local Plan.

- 10.9 Considering the weight that can be assigned to the various elements of the policy background then. The Councils District Plan has reached a reasonably advanced stage and is capable of attracting reasonable weight. The Examination into the Plan will have just commenced as at the date of this committee meeting. The draft NP is seeking to positively address the housing supply issue in the area. Sites have been put forward for inclusion in the NP and the application is based on one of those (albeit larger) to be included within the development boundary and identified as suitable for a residential development of 93 dwellings. In this context, where plans are not currently finalised, it remains necessary to consider the proposals against the test set out in the NPPF and to determine whether the adverse impacts of the development will significantly and demonstrably outweigh the benefits and therefore whether it is sustainable or not.
- 10.10 The main and significant benefit of the proposals is the delivery of housing. Significant favourable weight is assigned to this. The applicant has also set out that 40% of the housing provision would be in the form of affordable units which again attracts significant positive weight. This would provide at least 37 affordable homes across the site, also afforded significant positive weight.
- 10.11 Details of the nature and mix of housing are not available at this stage given the outline nature of the proposals. The details of these elements are of some significance given the scale of the proposals. The low density of development proposed (approx. 16 dwellings per Ha) would tend to lead any subsequent developers toward a predominance of larger units, which may not sit comfortably with the emerging policy requirements in relation to housing sizes. However, it does not preclude an acceptable mix of development coming forward.

Impact on Landscape and Character of Area

- 10.12 The core principles of the NPPF set out that planning should take account of the different roles and character of different areas,recognising the intrinsic character and beauty of the countryside... (para 17). Section 7, requiring good design, sets out that developments should respond to local character and history and reflect the identity of local surroundings.
- 10.13 Local Plan policy GBC14 sets out that a Landscape Character Assessment will be used to assess development proposals and will seek to improve and conserve local landscape character by conserving, enhancing or creating desirable landscape features; contribute to the strategy for managing change with reference to the Landscape

Character Assessment and; enhance or conserve key characteristics and distinctive features.

- 10.14 Policies ENV1, 2 and 3 set out a need for development to demonstrate compatibility with the structure and layout of the surrounding area, consider the impact of any loss of open land on the character and appearance of the locality, retain and enhance existing landscaping. Policy SD1 requires development to be physically well integrated and respond to local character.
- 10.15 Policies OSV1 and 2 set out the criteria for development coming forward in villages and include requirements relating to amenity, the impact on open spaces or gaps, views and vistas and the need and to respect the character, visual quality and landscape of the village and surroundings. Policy ENV11 is relevant and relates to tree protection.
- 10.16 In the emerging District Plan policy VILL1 sets similar criteria for development in the Group 1 villages, including the impact on open spaces and gaps, views, vistas and neighbouring amenity. Policy HOU2 sets out the approach to housing density, requiring proposals to demonstrate how density has been informed by the character of the local area. Emerging policies DES1 and DES2 deal with landscaping with the additional requirement (over the current Local Plan) for a Landscape and Visual Impact Assessment and/or Landscape Sensitivity and Capacity policy.
- 10.17 Policies DES3 and DES4 set out a range of detailed design and layout requirements, including the need to consider crime prevention.
- 10.18 In the NP policy SP3 sets out that all proposals must seek to protect and enhance key views and vistas. Policy SP13 relates to density, setting out that density should not exceed 25 homes per hectare (for developments over 10 homes). In relation to this matter, it is considered that the current policies in the 2007 Local Plan remain relevant and are not out of date. The emerging policies are also considered to align with the approach of the NPPF, and, draft policies within the neighbourhood plan carry weight, but are subject to change before adoption.
- 10.19 The indicative proposals show a single area of development within the centre of the site with substantial open and landscaped space to the boundaries. This is an indicative set of proposals and would not necessarily be the final outcome if permission is forthcoming. It would be necessary to consider these matters in more detail as part of a reserved matters or full application. However, it is appropriate to note

now that the indicative proposals show a development which can be achieved and on which the Advisors comments are based.

- 10.20 The applicant has assessed the impact of the proposals with regard to the landscape. The assessment concludes that the proposals will have a moderate impact but that this can be mitigated by a range of measures that are proposed to be implemented as part of the proposals. Land to the east, which slopes up to a ridge and plateau and which is now outside of the site, will remain undeveloped and visible in wider views. The development will sit at a lower level adjacent to existing development on Cambridge Road.
- 10.21 The Councils Landscape Advisor, in assessing the impact that development on the site will have, reaches the conclusion that the landscape has the capacity to accommodate the development, provided landscape features are implemented and allowed to mature. There will be a time period during which new development on the site is a significant new element in the landscape. In the longer term, as is the case with many new developments of this scale, landscaping measures will become established and the development will become more assimilated into the landscape.
- 10.22 It is considered that the impact of the development proposals in respect of the landscape character, both local to the site and further afield, is therefore acceptable and whilst there is harm, this is in the short term in landscape terms.

Infrastructure requirements: education, open space, health care, highways etc

- 10.23 The NPPF sets out that decision taking should proactively drive and support sustainable economic development to deliver the homes....infrastructure and thriving local places that the country needs. Section 4 of the NPPF covers transport matters and sets out that the transport system needs to be balanced in favour of sustainable transport modes. It acknowledges however that opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
- 10.24 Para 32 of the NPPF contains the statement setting out that plans and decisions should take account of improvements that can be undertaken within the transport network that cost effectively limit the significant impacts of developments. Development should only be refused on transport grounds where the residual cumulative impacts are severe.

- 10.25 Section 5 sets out the national policy aim to secure high quality communications infrastructure.
- 10.26 Current Local Plan policy SD1 requires that all developments encourage sustainable movement patterns through design and transport infrastructure. Policies TR1, TR2, TR3, TR4 and TR7 deal with transport infrastructure matters. Policy TR1 seeks to require measures, as part of developments, to ensure that alternative transport options are available to new occupiers. Policy TR2 requires the achievement of safe access, TR3 the assessment of the impact of new traffic generated, TR4, new travel plans and policy TR7 relates to parking standards applied to new developments.
- 10.27 Current policy LRC3 relates to the need to provide adequate and appropriate open space and recreation infrastructure and IMP1 sets out a broad requirement for the appropriate provision of infrastructure associated with new development.
- 10.28 In the emerging District Plan policy TRA1 promotes sustainable development and TRA2 the need to secure safe and suitable highway access to new developments. The emerging CFLR policies are relevant with 1 referring to expectations in relation to open spaces, indoor and outdoor sport, 3 the maintenance and enhancements of rights of way, 7 the provision of community facilities, 9 the promotion of health and wellbeing and 10, education requirements.
- 10.29 Policies DEL1 and DEL2 set out the requirement for the Council to work with infrastructure providers and that it will seek planning obligations to ensure that reasonable infrastructure requirements are met.
- 10.30 The relevant NP policies are as follows: SP18 seeks to enable the provision of a new access link road between the Cambridge Road and the A10 south carriageway. SP20 refers to securing improvements to walking and cycling links within the Parish, SP21 to the provision of public open space and SP22 again the protection and enhancement of rights of way and means of public access.
- 10.31 The policy approach to planning obligations set out in the Council's Planning Obligations SPD and the Herts County Council (HCC) Planning Obligations Toolkit is also relevant.
- 10.32 In relation to this matter, the current Local Plan policies and those emerging through the District Plan are considered to be relevant and up to date. The current policies are considered to be capable of attracting

appropriate weight as a result. The emerging District Plan policies and the NP policies are subject to outstanding objection.

Non-transport infrastructure

- 10.33 In relation to childcare, nursery, middle and upper education, youth and library provision, HCC have set out that it seeks financial contributions in accordance with its Planning Obligation toolkit. It does not set out any case that unacceptable demand will be placed on these forms of infrastructure in the absence of these contributions. Having regard to the comments from the County Council, the contributions requested are considered necessary and reasonable based on pressures that the development will place on existing infrastructure. The obligations are therefore considered to meet the tests set out in Section 122 of The Community Infrastructure Levy Regulations (CIL) 2010.
- 10.34 The East Herts Council Planning Obligations SPD also requires contributions towards open space provision. The indicative proposals show a way in which a reasonable level of public, amenity green space and play provision can be made as part of the development. Whilst the proposals are indicative, given the number of units and density of development proposed, it is considered that, regardless of the detailed form in which proposals may come forward, it should be entirely feasible to achieve adequate open space and play facilities appropriate to the development. Future maintenance provisions for these elements are not established at this stage.
- 10.35 In respect of other open space and community facilities the following contributions are recommended in the Councils SPD:
- Outdoor Sports Facilities;
 - Community facilities;
 - Recycling provision.
- 10.36 Having regard to the information available, together with the Planning Obligations SPD and Open Space SPD, it is considered that the contributions referred to above are (a) necessary to make development acceptable in planning terms (b) directly related to the development (c) fairly and reasonably related in scale and kind to the development in accordance with s.122 of The Community Infrastructure Levy Regulations (CIL) 2010.
- 10.37 With regard to health care provision, financial contributions towards the enhancement of services were requested in relation to the earlier proposals for the larger site. On this occasion, no submission has been

received from the CCG as at the date of publication of this report. Officers will follow this matter up with the CCG to check if the reduced scale of development has led the CCG to a position where it does not consider that securing funding is appropriate.

Transport infrastructure

- 10.38 Representations have been received raising concern with respect to the impact of the proposals on highway safety at the access onto Cambridge Road. Concern is also raised that the junction of Cambridge Road with the A120 (Standon Hill) to the south of the site, is dangerous and that it is difficult for traffic exiting from Cambridge Road to join the flow of traffic on the A120. As a result, there is a concern that this will encourage vehicular traffic to travel north along Cambridge Road through the historic core of Puckeridge, which has limited road width and experiences congestion.
- 10.39 The draft NP refers to high car ownership and that out-commuting from the Parish is almost entirely by car. The NP also refers to traffic flow information and local analysis associated with the A120 and a 'severe' conflict at the junction between the A120 and Cambridge Road. To address this issue, the draft NP proposes in draft policy SP18, as indicated above, the provision of a new access road between Cambridge Road and the southbound A10, to be implemented in association with the closure of the exit from Cambridge Road to the A120.
- 10.40 The Highway Authority has been consulted on this planning application, its comments are summarised above. It raises no objection with regard to highway safety or the capacity of the existing highway network to accommodate the development proposal. It has considered the Transport Assessment submissions made by the applicant which, taking into account nearby recent planning permissions, assesses the impact of traffic generated by this site on the local road network. Its conclusion, and that of the Highway Authority is that, in comparison with the levels of traffic already present on the A120 and A10, the impact of this development is negligible.
- 10.41 Members will recall that, given the previously expressed views in relation to highways matters, the Council engaged a highway consultant to advise it independently, in relation to the previous proposals at the site. At that stage, the proposed development was for up to 160 homes.

- 10.42 With regard to highway safety, the Councils consultant advised that the existing Cambridge Road/ A120 junction may be perceived as 'dangerous' but accident records confirm that the junction has a good safety record. The consultant undertook site assessment and radar survey analysis to reach his conclusions on the matter. Those conclusions were that, with the 160 unit scheme, the junction would continue to operate acceptably. There has been no change in circumstances which suggest that a scheme of a reduced number of units will now have a harmful impact.
- 10.43 With regard to the operation of the junction, the consultant observed at peak times currently that the delay in vehicles being able to make the right turn out of the Cambridge Road onto the A120 at the junction is, on average, 20-25 seconds. The maximum time was observed as over a minute and the maximum queue length was observed at 4 vehicles (although there were long period of no queue).
- 10.44 Between the Cambridge Road /A120 junction and the main part of the village, the Cambridge Road is wide and free flowing. There is traffic calming in the village and on street parking, which effectively makes the route through the village single lane in many places. Traffic flows through the village were not observed to be high during the early morning peak, and no significant delay was encountered. The typical journey time between the Cambridge Road/ A120 junction and the roundabout to the north of the village with the A10 is about 2 minutes.
- 10.45 The consultant noted that traffic flows through the Cambridge Road/ A120 junction are highest during the peak period of 07:30 - 08:30. This may have resulted in the junction operating above capacity during this period with the addition of the development attracted traffic for the 160 unit scheme. Whilst the delay to traffic seeking to exit this junction will still rise with the current scheme, the potential early peak is likely to remain unchanged, because of the distance drivers will be travelling to work places. Hence, as previously concluded, the time at which any traffic may divert through the village to avoid any extended delay would be when traffic flows and pedestrian activity in the village is low. The conclusion remains then that the impact on Puckeridge village centre would not be severe.
- 10.46 In relation to the policy requirements of the NPPF, the current Local Plan and emerging District Plan, it is considered that the proposals are acceptable and that the impact of the proposals on the adequate and safe operation of the highway are acceptable.

- 10.47 The policy approach in the NP is noted, however, given the early draft stage of production of the NP, it is considered that the draft policy requirement in relation to the provision of a new Cambridge Road/ A10 link road can be assigned very limited weight at this stage.
- 10.48 Overall, in infrastructure terms, it is considered that the proposals are acceptable in relation to the burden they place on infrastructure and meeting future needs for infrastructure and no negative weight is assigned In respect of this matter.

Drainage/ Flood Risk

- 10.49 The NPPF sets out that Local Planning Authorities should take full account of flood risk, water supply and demand considerations. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. The NPPF also sets out that the planning system should provide net gains in biodiversity where possible.
- 10.50 In the current Local Plan, policy ENV18 requires that development should preserve and enhance the water environment. Policy ENV19 addresses issues related to areas at risk of flooding and policy ENV21 deals with surface water drainage matters.
- 10.51 In the emerging District Plan, policy WAT3 sets out that development proposals should preserve and enhance the water environment ensuring improvements in surface water quality and the ecological value of watercourses and their margins. Opportunities should be taken for the removal of culverts and river restoration and naturalisation. WAT5 relates to the implementation of sustainable drainage solutions.
- 10.52 In the NP, policy SP15 indicates support for the incorporation of sustainable drainage schemes and policy SP24 sets out that development that will result in an increase in surface water run off or flood risk will not be permitted. It also requires the submission of detailed water and drainage management assessments to show how surface and waste water is to be managed. As above, it is considered that the current policies are relevant, not out of date and capable of attracting weight.
- 10.53 The majority of the application site lies within flood zone 1 which is an area designated at low risk of fluvial flooding. The area to the far west of the site and which is adjacent to the Puckeridge Tributary is in an

area of higher flood risk in terms of risk of fluvial flooding and surface water.

- 10.54 The indicative plan submitted shows how the proposed dwellings could be located away from the watercourse to the west of the site and not located in a high flood risk area in terms of fluvial flooding. Whilst in outline form and as noted above, it is considered if detailed proposals differ from the current indicative plans there is no reason to believe that an acceptable location of development could not be achieved in respect of this issue.
- 10.55 It is also necessary for the development to make appropriate provision for dealing with surface water drainage. The Environment Agency makes no comment in respect of this matter and neither the LLFA nor the Councils Engineers or Thames Water object to the development in terms of Flood Risk.
- 10.56 In this respect, the development is proposed to incorporate the provision of attenuation ponds to the west of the site. The indicative plans indicate that surface water will be stored in those areas and released into the Puckeridge Tributary. The development is able to achieve Green Field runoff rates including allowance for climate change. The proposed sustainable drainage systems will therefore provide appropriate provision for surface water and will assist in improving the quality of water before it enters the receiving water course; provide biodiversity enhancements and an attractive outlook and layout for the proposed development if it comes forward in this way in detail.
- 10.57 With regard to the impact on sewerage treatment no objections are raised in respect of this matter by Thames Water. However a condition is recommended by that statutory consultee requiring the undertaking of further survey work of the existing sewerage system and, in the event that capacity issues are identified, the provision of appropriate mitigation measures are put in place to improve the system.
- 10.58 At this point, there is some uncertainty with regard to the significance of this matter. It may be the case that upgrades or reinforcements required are minimal and can be achieved with ease and at minimal cost. However, prior to the completion of survey work, an assumption that this will be the outcome is not based on any substantive information.
- 10.59 In the absence of further certainty in relation to this matter, and therefore the risk it represents to the ability to bring the site forward, it is

considered that some negative weight must be assigned to the impact it may potentially have on the proposals.

- 10.60 The Councils Engineering Advisor and the Environment Agency have identified the potential for the proposals to achieve enhancement and biodiversity gain in relation to the treatment to the watercourse adjacent to the south west boundary of the site. This proactive approach is promoted by the NPPF and current Local Plan and emerging DP and NP policies.
- 10.61 No detail is currently provided with regard to the extent to which the proposals may address this matter but the indicative proposals do show the inclusion of a buffer to the watercourse. It is clear that appropriate improvements could form part of the detailed proposals and there is scope for them to be achieved without any significant impact on the ability of the site to accommodate the identified development.

Other matters

- 10.62 Ecology: The comments from Herts Ecology are noted – there will be no significant harm to protected species that would warrant further ecological surveys, in accordance with policy ENV16 of the Local Plan. The consultee recommends planning conditions requiring a detailed strategy for enhancing biodiversity and ecology which is considered necessary and reasonable having regard to the provisions in section 11 of the NPPF.
- 10.63 Noise: The site is adjacent to the A120 road which generates significant noise and activity. Protection is afforded by some roadside planting in between the A120 and the application site which is already in place. The Councils Environmental Health Officers have considered this impact and recommend the inclusion of a planning condition requiring that a scheme for noise attenuation measures is provided in respect of internal and external areas of the proposed dwellings.
- 10.64 Agricultural land classification. The NPPF sets out the impact of development on the use and quality of agricultural land as an economic impact. The use of lower grade agricultural land (grade 3b, 4 and 5) is to be favoured in place of higher quality land (grade 1, 2 and 3a). The applicant has undertaken an assessment of the quality of the land at the site and has established that the majority of the site should be classified as grade 3b land or poorer. The applicant refers to the principle of the loss of the agricultural land by virtue of a planning permission granted for a golf course in 1995. Whilst that permission is acknowledged, it was not implemented and it is appropriate now to

assess the impact of the proposals against the comparatively recent policies applied in the 2012 NPPF.

- 10.65 Some of the site is of grade 3a, better quality land. This is located in that part of the land that would be lost to agriculture in any event if the NP proposals proceeded on the basis that they are in draft form. However, little weight is being assigned to them at this stage and this issue is capable of consideration in the work involved in moving the draft NP through to finalisation. At this stage then some, but very modest, harmful weight is assigned to the loss of some higher quality agricultural land at the site.
- 10.66 Residential Amenity: With regard to the impact of the proposals on residential amenities of the locality, it is considered that the indicative plans submitted show that the development is capable of being located approximately 25-30metres from the adjoining residential development to the west of the site. As such, it is considered that there will be no significant or material harm to the living conditions of those adjoining residential properties. It should also be possible to ensure a layout that provides adequate amenity for potential future occupiers. It is anticipated that, there would be the potential for some temporary amenity impacts during construction, but these would be mitigated by means of a Construction Management Plan.

Whether the development is sustainable

Economic and Social sustainability

- 10.67 With regard to the economic dimension of development, the appeal decision relating to the Cambridge Road site considered that the construction of 24 dwellings would assist the local economy in terms of labour opportunities and demand for materials and services during the construction phase, and that, once the development is occupied there would be additional support for local services. The same situation arises with this application and, of course, on a greater scale. The proposals are considered to impact beneficially therefore in economic terms attracting positive weight.
- 10.68 With regard to the social dimension of sustainability, Members are aware of the Council's lack of five year supply of housing and that bringing the site forward for housing development, including 40% affordable housing, is to be considered positively.

Transport sustainability

- 10.69 The relevant policies relating to the provision of measures to support sustainability were set out in relation to infrastructure above. With regard to access to services and village facilities.
- 10.70 This site is within around 0.9km of the amenities in Puckeridge village centre to the north of the site (where there is a small convenience shop, tea room and pubs) and a further 0.5km to the schools (primary and middle), medical centre and community playing fields. Access would also be available to the village centre of Standon, via new foot links to Standon Hill (where there is a further small convenience shop) to the east of the site (around 1.2km).
- 10.71 A Travel Plan has been produced which sets out that local pedestrian and cycle routes are considered to be adequate and attractive. However, whilst cycling and walking within the site can be made attractive, with dedicated provision, using quiet roads or through being located in green spaces, foot and cycle access to the village centre of Puckeridge is likely to be seen by residents as rather convoluted, having to travel generally away from the village within the site before returning north on Cambridge Road.
- 10.72 The applicant has attempted to address this previously by engaging with landowners of the Cambridge Road site and Poor's Land, to the north of the site, to establish whether pedestrian/cycle links between the development and those sites could be created which would provide routes which are shorter, more direct, more attractive and generally allow further distances to be travelled before trafficked roads have to be joined. They have not been achieved however.
- 10.73 With regard to trips to Standon village centre, again, whilst travel within the site can be catered for and the route will be perceived as more direct, once closer to the village centre, walkers and cyclists will be obliged to travel along the A120 with its significant traffic volumes.
- 10.74 Despite the assertions of the submitted draft Travel Plan the lack of more attractive and dedicated foot/ cycle routes means that the site cannot be said to perform well with regard to Local Plan policy TR1, emerging District Plan policy TRA1 and NP policy SP20 and 22. The requirements of the Highway Authority in relation to the provision of a Travel Plan are noted and it is difficult to anticipate, at this stage, how the draft plan may change, given that the measures to encourage the take up of sustainable transport options appear limited. In a similar vein, the proposals are considered to perform poorly in relation to emerging District Plan policy CFLR9 which encourages new development to maximise new provision of safe and well promoted

walking and cycle routes. The current policies are considered to be relevant and up to date in this respect and capable of attracting weight.

- 10.75 There are acknowledged limitations in public transport which impedes the social credentials of the proposal and which impacts negatively on the environmental role of sustainability in terms of the likely reliance on the use of private car for access to employment and for larger shopping excursions.
- 10.76 Whilst noting the above circumstances, the site is considered, in overall terms, to be reasonably sustainably located with appropriate level of access to a range of local and day-to-day services and facilities within the villages of Standon and Puckeridge. However there appear to be few positive steps being taken to promote sustainable travel or to make the use of alternative travel modes more attractive to access these facilities.
- 10.77 In addition, the majority of major shopping trips and journeys to employment will need to be made to the more significant urban centres of Bishop's Stortford, Hertford, Ware or further afield. There is some access to those centres through use of public transport. However, it is anticipated that the majority of future residents will use private motor vehicles for these trips.
- 10.78 The Highway Authority has indicated the potential for the development to assist with the provision of improved foot links and crossings to enable ease of access to the local public transport provision on Standon Hill. Plans have been submitted showing the potential location of a new pedestrian crossing and a Phase 1 Safety Audit of it carried out. The view of the Highway Authority on this matter is unknown at this stage. In any event, the waiting environment for any potential bus users is likely to remain poor, requiring passengers to wait alongside the busy A120 roadway. In summary on this point, negative weight is assigned to the performance of the site in transport sustainability terms.

11.0 Conclusion

- 11.1 The Councils position in relation to land supply is acknowledged, it is unable to demonstrate the provision of sufficient land to enable 5 years of supply. These proposals will bring forward land for housing development, providing a significant number of new homes and 40% of which will be affordable. In the absence of finalised Local Plan policies that will increase supply and given the early stage of preparation of the NP, it is acknowledged that the proposals in this respect need to be tested against the requirements of para 14 of the NPPF, setting out that

development should be supported unless the harmful impacts significantly and demonstrably outweigh the benefits. Significant positive weight is assigned to the positive aspect of the proposals in relation to the delivery of housing.

- 11.2 It is considered that, regardless of the absence of detail at this stage, the size of the site is such that it has sufficient potential to deliver an acceptable form of development in relation to layout, amenity, density, the provision of infrastructure, the impact on highways infrastructure and safety and surface water drainage requirements.
- 11.3 Some harmful weight then is applied in relation to the impact of the proposals in the landscape, given the significance of them. But this is short term, in landscape terms, and will be moderated in the longer term. Harmful weight is also applied because of the uncertainty in relation to the extent of foul drainage improvements required.
- 11.4 Some harmful weight is assigned to the sustainability of the proposals in transport terms. The poor performance of the site in relation to wider transport sustainability is acknowledged. Whilst local services and facilities are available to support day to day needs, most employment and higher order shopping will require more lengthy trips. The ability of alternative methods of transport to provide for these trips is limited and, despite the Highway Authority requirement for a Travel Plan, it is unclear what steps could likely be taken to improve the situation for the longer term.
- 11.5 In undertaking a balancing exercise the test set out in the NPPF has been carefully considered. In relation to housing land supply, the Councils policies are acknowledged to be out of date and emerging policies are subject to objection. The test that is set then is that proposals should result in significant and demonstrable harm before permission is withheld. In this case, harm has been assigned to the impact of the proposals in relation to the following matters:
performance in transport sustainability terms, short term landscape impact, uncertain foul drainage requirements and loss of some land of good agricultural value
- 11.6 However, it is not considered overall that the harm is of such significance that the benefits of the proposals with regard to housing delivery, including affordable housing, are outweighed. Significant and demonstrable harm does not occur. Accordingly, the proposals are considered to comprise a sustainable form of development overall and

it is recommended that permission can be granted, subject to the requirements of a legal agreement and conditions as set out below.

Legal Agreement

- A financial contribution of £32,000 towards improvement works to the two closest bus stops to the application site on Standon Hill
- The provision of a new pedestrian link in an appropriate location between the site and the westbound bus stop on the A120;
- A financial contribution towards increasing frequency of bus route 331 based upon table 1 in the Hertfordshire County Council Planning Obligations Toolkit 2008;
- A financial contribution toward the monitoring of a Green Travel Plan,
- Childcare contribution towards increasing the number of Ofsted registered childcare places at Standon and Puckeridge Community Centre based upon table 2 in the Hertfordshire County Council Planning Obligations Toolkit 2008;
- Nursery education contribution towards increasing the number of Ofsted registered childcare places at Standon and Puckeridge Community Centre based upon table 2 in the Hertfordshire County Council Planning Obligations Toolkit 2008;
- Middle education contribution towards expansion of Ralph Sadlier School by 1 form entry based upon table 2 in the Hertfordshire County Council Planning Obligations Toolkit 2008;
- Upper education contributions towards expansion of Freman College from 9 form entry to 10 form entry based upon table 2 in the Hertfordshire County Council Planning Obligations Toolkit 2008;
- A financial contribution toward Youth services provided by HCC in accordance with the Hertfordshire County Council Planning Obligations Toolkit 2008;
- The provision of affordable housing (to comprise 40% of the overall number of units and to constitute 75% affordable rented and 25% shared ownership);
- A financial contribution towards the provision of outdoor sport in the parish based upon table 8 in the Planning Obligations SPD;

- A financial contribution towards an extension to the Puckeridge Community Centre based up table 11 in the Planning Obligations SPD;
- Details of the provision to be made for Children's play within the site together with details of the management of this provision and details of the management of all amenity areas/ green spaces and any areas and land, including roads and other infrastructure provided within the site which is not to be provided within residential curtilages.
- A financial contribution towards recycling facilities based upon table 10 in the Planning Obligations SPD;
- A potential financial contribution towards improvements to primary General Medical Services (Puckeridge GP surgery);
- A potential financial contribution towards provision of mental health care at Puckeridge GP surgery;
- Provision to be made for pedestrian and cycle access routes to be created within the development site and land to the east of Cambridge Road (as approved under LPA reference 3/14/1627/OP) and land to the north of the site (known as Poor's Land) to enable and ensure that such links can be created beyond the site if possible in the future without any land control or unreasonable financial impediment;
- The provision of fire hydrants.

Conditions

1. Details and timing of reserved matters submissions
Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
2. Approved plans (2E103)
3. Measures to deal with potential land contamination
4. No development shall take place until a scheme for the provision and management of an 8 metre wide buffer zone alongside the Puckeridge Tributary main river has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To provide enhancement and preservation of the water environment in accordance with policies ENV17 and ENV18 of the East Herts Local Plan Second Review April 2007 and section 11 of the National Planning Policy Framework.

5. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Surface Water Strategy produced by Peter Brett Associates (PBA) dated April 2017. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and reduce the risk of flooding to the proposed development and future occupants in accordance with policy ENV21 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

6. Sustainable Drainage – Surface water Man:
No building hereby permitted shall be occupied until details of surface water drainage works have been submitted to and approved in writing by the local planning authority and the surface water drainage works have been completed in accordance with those details. The details submitted must include the results of an assessment of the potential for disposing of surface water by means of a sustainable drainage system. Where a sustainable drainage scheme is to be provided, the submitted details must also:
 - i. provide information about the design storm period and intensity,
 - ii. the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - iii. include a timetable for its implementation; and
 - iv. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: In the interests of the management of surface water flows and in accordance with policy ENV21 of the East Herts Local Plan Second Review, April 2007 and national planning policy guidance set out in section 10 of National Planning Policy Framework.

7. At the same time as the submission of the first of the reserved matters submissions, referred to in condition 2 above, there shall be submitted to the local planning authority a scheme which sets out the measures to be taken to improve and/ or naturalise the watercourse present in the south west part of the site and the timescales for their implementation. Once approved the measures shall be implemented as agreed.

Reason: In order to ensure an improvement to the water environment at the site is achieved as part of the development in accordance with the NPPF and policy ENV18 of the East Herts Local Plan Second Review 2007.

8. At the same time as the submission of the first of the reserved matters submissions referred to in condition 2 above there shall be submitted a sewerage impact study which will set out the impact of the proposed development (having regard to other developments) on the sewerage network and any flooding risk. The impact study shall include any mitigation measures required and the timescale for them to reinforce or upgrade to the connecting network. Once agreed in writing by the local planning authority the actions set out in the study shall be implemented as such.

Reason: To ensure that appropriate provision for sewerage is provided for the development.

9. Prior to the commencement of development a Construction Management Plan which shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction Management Plan shall be adhered to throughout the construction period and shall provide for:

- a) The parking of vehicles of site operatives and visitors;
- b) The number and routing of delivery vehicles and site access;
- c) Loading and unloading of plant and materials;
- d) Storage of plant and materials used in constructing the development;
- e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- f) Protocol for the handling of soil;
- g) Wheel washing facilities;
- h) Measures to control the emission of dust and dirt during construction;
- i) Measures to prevent the pollution of any watercourse;

- j) A scheme for recycling/disposing of waste resulting from demolition and construction works; and
- k) Hours of construction

Reason: To minimise the impact of construction process on the local environment and local highway network.

10. Prior to the commencement of development a Travel Plan for the development as a whole shall be submitted to and agreed in writing by the Local Planning Authority. The Travel Plan shall make provision for relevant surveys, review and monitoring mechanisms, targets, further mitigation, timescales, phasing programme and on-site management responsibilities. Once agreed, it shall be implemented as such and subject to regular review in accordance with the above approved details.

Reason: To ensure that the development traffic is within the predicted levels in the submitted Transport Assessment, to promote sustainable transport measures and maintain the free and safe flow of traffic.

11. Prior to the commencement of development a scheme of noise attenuation measures which will ensure that internal noise levels from external road traffic noise sources shall not exceed the criteria of BS8233,2014 and external amenity areas shall not exceed 50dBLAeq. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure adequate provision of amenity for residents of the new dwellings in accordance with policies ENV1 and ENV25 of the East Herts Local Plan Second Review April 2007.

12. No development shall take place until an Ecological Mitigation and Management Plan is submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of how existing biodiversity will be protected during the construction phase of development and shall include more detailed information based on the recommendations in the Aspect Ecology Report: Ecological Assessment, May 2017.

Reason: To ensure no net loss of biodiversity during the construction of the development in accordance with section 11 of the National Planning Policy Framework.

13. At the same time as the submission of the first of the reserved matters submissions, referred to in condition 2 above, there shall be submitted

to the local planning authority an Ecology Management Plan (EMP).
The EMP shall set out:

- description and evaluation of the features to be retained and managed on the site to ensure that ecology interests are preserved;
- management regimes to be applied and the aims and objectives of them in relation to ecology;
- details of the body or organisation responsible for ongoing management

Reason: To ensure no net loss of biodiversity either during the construction of development at the site or as a result of its longer term use as a site for residential occupation, in accordance with section 11 of the National Planning Policy Framework

14. Prior to the occupation of any of the development hereby permitted there shall be submitted to and approved in writing by the local planning authority a Lighting Design Strategy for Biodiversity (LDSB). The LDSB shall:

- identify those areas/ features on the site that are particularly sensitive for nocturnal species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and,
- show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or from having access to their breeding sites and resting places

All external lighting shall be subsequently installed in accordance with the agreed specifications and locations set out in the LDSB and these shall be maintained thereafter in accordance with the strategy.

Reason: To ensure that the operation of the development, once occupied, does not result in a harmful impact on biodiversity by virtue of external lighting installed, in accordance with section 11 of the National Planning Policy Framework

Informatives

1. Highway works (05FC2)
2. Street Naming and Numbering (19SN5)

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 and the way in which the development will address housing land supply issues is that permission should be granted.

KEY DATA**Residential Development**

Residential density	18 units/Ha	
	Bed spaces	Number of units
Number of existing units demolished		0
Number of new flat units	1	Unknown – outline application
	2	
	3	
Number of new house units	1	
	2	
	3	
	4+	
Total		

Affordable Housing

Number of units	Percentage
93 in total (maximum)	40% proposed

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	Unknown – outline application
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	Unknown outline application
2	2.00	
3	2.50	
4+	3.00	
Total required		
Accessibility reduction	<i>None considered appropriate</i>	
Resulting requirement		
Proposed provision		

Legal Agreement – Financial Obligations

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

Obligation	Amount sought by EH Planning obligations SPD	Amount recommended in this case	Reason for difference (if any)
Affordable Housing		40%	
Parks and Public Gardens	Unknown as outline application	The contribution based on table 8 in the Planning Obligation SPD	n/a
Outdoor Sports facilities	Unknown as outline application	The contribution based on table 8 in the Planning Obligation SPD	n/a
Amenity Green Space	Unknown as outline application	£0	No contribution as on site provision of amenity space

Provision for children and young people	Unknown as outline application	£0	No contribution as on site provision of amenity space (LEAP)
Maintenance contribution – Parks and public gardens	£0	£0	No maintenance requirement as no on-site provision
Maintenance contribution – Outdoor Sports facilities	£0	£0	No maintenance requirement as on-site provision will be subject to Management company
Maintenance contribution – Amenity Green Space	£0	£0	No maintenance requirement as on-site provision will be subject to Management company
Maintenance contribution – Provision for children and young people	£0	£0	No maintenance requirement as no on-site provision
Community Centres and Village Halls	Unknown as outline application	The contribution based on table 11 in the Planning Obligation SPD	n/a
Recycling facilities	Unknown as outline application	The contribution based on table 10 in the Planning Obligation SPD	n/a

DEVELOPMENT MANAGEMENT COMMITTEE – 8 FEBRUARY 2017

Application Number	3/15/2081/OUT
Proposal	Outline planning for up to 160 dwellings with all matters reserved except access
Location	Land to north of Standon Hill, Puckeridge
Applicant	Mr J Bond
Parish	Standon
Ward	Puckeridge

Date of Registration of Application	28 October 2015
Target Determination Date	27 January 2016
Reason for Committee Report	Major Planning Application
Case Officer	Martin Plummer

RECOMMENDATION

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

1.0 Summary

- 1.1 The proposal represents an inappropriate form of development in the Rural Area beyond the Green Belt. Despite the emerging District Plan, the Council is not currently able to demonstrate a five year supply of housing and, in such situations, national planning policy requires that planning permission be granted for sustainable development unless there are any significant adverse impacts that would outweigh the benefits of the proposal.
- 1.2 The main consideration for Members, in relation to this development then, is whether it is considered to represent a form of sustainable development.
- 1.3 Whilst some areas of harm have been identified, to which weight can be assigned, there is clear benefit, with regard to the delivery of housing at an early point in the future, that housing to include 40% affordable housing units. The judgement to be made therefore is whether the identified harm significantly and demonstrably outweighs the positive weight that can be attached to the development proposal.

2.0 Site Description

- 2.1 The site is located to the south of the village of Puckeridge and north of Standon Hill (the A120). To the west of the site is the Puckeridge tributary watercourse and beyond that a cluster of development on Cambridge Road known as Shenley. To the east of the application site is residential development forming the streets of Hammersfield Close and Aston Road (within the Puckeridge village boundary in both the current Local Plan and emerging District Plan).
- 2.2 To the north of the application site is a large open field, known as Poor's Land, which separates the application site from the boundary of the village in this direction. To the south of the site and beyond the A120 are sloping open agricultural fields. A public right of way is located approximately 250 metres to the south of Standon Hill (A120) and links between the A10 and Barwick Road.
- 2.3 From the Puckeridge tributary to the west of the site, the land rises gently upward for a distance of about 100 metres into the site, by around 5 metres in total. There is then a more significant and pronounced change in levels in the central part of the site and the land slopes more steeply upward to a ridge/ plateau to the south east part of the site before beginning to fall away again to the existing developed areas to the east.
- 2.4 There are no protected trees within the site and it is not within, or adjacent to a Conservation Area. There is a reasonably dense line of trees/hedgerow to the southern boundary of the site with the A120 which thins to the east of the site. There are various pockets of landscaping to the other boundaries which demarcate the currently agricultural field.
- 2.5 There are no listed buildings within or in close proximity to the site although the site is located within an Area of Archaeological Significance.

3.0 Background to Proposal

- 3.1 The planning application was submitted in October 2015. When submitted it comprised a proposal for the provision of up to 205 dwellings. It was originally a hybrid application with full planning permission sought for the erection of 101 dwellings on the west part of the site and outline planning permission sought for the proposals overall, therefore including a further 104 dwellings on the east part of the site.

- 3.2 During the consultation process of the application a number of concerns and objections were raised by statutory consultees, the Parish Council and third party representatives.
- 3.3 The applicant and Officers have sought to work proactively and constructively to address the concerns raised through continued discussion with relevant consultees, including an ongoing dialogue with the Parish Council and the Neighbourhood Planning Group in respect of their relevant planning concerns relating to the site and the ongoing Neighbourhood Plan process. A number of meetings have been held with the relevant parties.
- 3.4 The applicant formally submitted an amendment to the planning application, including plans and other amended supporting information, on 6 September 2016. All relevant consultees, the Parish Council, neighbouring properties and objectors to the original scheme were re-consulted in respect of the amended scheme.
- 3.5 The amended scheme, and the application which Members are now being asked to consider and determine, is a wholly outline planning permission (i.e. the application is no longer a hybrid application) with all matters reserved except for access, for the provision of up to 160 dwellings (i.e. a reduction of 45 dwellings from that original submitted).
- 3.6 An amended indicative layout plan has been submitted which shows the provision of the primary access to the site utilising an existing road which would link the south west corner of the application site to Cambridge Road. The indicative plan shows the provision of two areas of development – the western parcel comprises of approximately 100 dwellings and links to the eastern parcel via a road looping through the site . The eastern parcel comprises of approximately 60 dwellings. The illustrative plans submitted show pedestrian / cycle route access onto Standon Hill/the footway adjacent to Standon Hill along the southern boundary of the site. A landscaped gap is shown between the western and eastern parcels of residential development.
- 3.7 Members may recall that planning permission has been granted for the erection of 24 dwellings on land to the west of the application site under LPA references 3/14/1627/OUT (allowed at appeal) and 3/16/1918/REM. That site is shown on the attached OS extract and the Planning Inspectors decision is attached as ERPA (Essential Reference Paper A). The indicative proposals show the creation of

potential foot/ cycle access to this site and also to the Poor's Land to the north of the site (although this is not shown on some of the earlier submitted material).

- 3.8 A planning application has been submitted under LPA reference 3/16/1218/FUL on a further parcel of land to the west of the application site on land occupied by the dwellings The Chestnuts and Glanton. That application was originally reported to the Development Management Committee on 9 November 2016 but a decision was deferred. That application was reported back to the committee at its 11 January 2017 meeting where it was determined that the proposals could be supported.

4.0 Key Policy Issues

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the adopted East Herts Local Plan 2007; the pre-submission District Plan and the draft Standon Neighbourhood Plan (NP):

Key Issue	NPPF	Local Plan policy	Pre-submission District Plan	Draft Standon NP
The principle of residential development within the Rural Area, housing land supply	Paragraph 14, section 6	SD1, SD2, GBC3, HSG3, HSG4	DPS2, DPS6, GBR2, HOU3, VILL1	SP7, SP9, SP11
Impact on landscape character, views, vistas and character of area.	Paragraph 14, section 7	SD1, GBC14, ENV1, ENV2, ENV3, ENV11, OSV1, OSV2	VILL1, HOU2, DES1, DES2, DES3, DES4, NE4, CC1, CC2	SP3, SP5, SP13, SP21.
Impact on supporting infrastructure, roads, education, health services, foul drainage etc	Para 14, para 17, Section 1, 4, 5	SD1, TR1, TR2, TR3, TR4, TR7, LRC3	INT1, TRA1, TRA2, CFLR1, CFLR3, CFLR7, CFLR9, CFLR10	SP18, SP20, SP21, SP22

Flood risk and drainage	Section 10	ENV18, ENV19, ENV21	WAT3, WAT5	SP15, SP24
Whether the development represents a sustainable form of development	Paragraph 7, section 8	TR12 LRC3	INT1, CFLR1, CFLR7, CFLR9, CFLR10, CC1 DEL1	SP1, SP9, SP10, SP11

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

5.0 Emerging District Plan

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

5.2 As indicated, progress has been made with regard to the preparation of the Standon NP. The consultation period on the draft plan has now closed.

5.3 The site was promoted as being available for development through the District Plan call for sites process.

6.0 Summary of Consultee Responses

6.1 As indicated above, the proposals have been subject to amendment since their first submission, changing them from hybrid proposals (with full detail for part of the site) to an outline only application. Consultees have been reconsulted and the details set out below comprise the feedback received in relation to the revised proposals unless otherwise noted.

6.2 HCC Highway Authority comments that it does not wish to restrict the grant of planning permission subject to planning conditions.

With regard to highway safety matters, it considers that the applicant has provided appropriate data to support that case the development will not have a detrimental impact on the local highway network.

Appropriate access / visibility onto Cambridge Road from the development site can be achieved although works to improve the road surface are required.

The applicant has used appropriate database information (TRICS), census data and Traffic Modelling to assess trip generation associated with the development and the trip distribution based upon the impact on existing junction arrangements and highway network.

The Highway Authority considers that relevant junctions are and will operate within capacity but that there is potential for future issues at the junction of the A120 and Cambridge Road. Based on the assessment provided this junction has potential to be over desired capacity but within theoretical capacity. The Highway Authority comments that a robust Travel Plan will be required to ensure that the impact at this junction is minimised and Travel Plan monitoring fees will be required.

Appropriate provision of pedestrian access through the development site is proposed and the internal road network will provide appropriate road layout for vehicles 9.86 metres in length, which includes refuse vehicles.

The application is in outline form only and there is no detailed information relating to parking / cycle provision. The applicant has indicated the provision of 420 parking spaces and the provision of a garage or shed per dwelling for cycle storage.

The site is within reasonable walking distance (5-10 minutes) of bus stops on the A120 which includes access to bus route 331 (Hertford to Royston), 334 (Puckeridge to Cambridge), 286 (Royston to Bishop's Stortford) and 700 (Stansted Airport to Baldock) (*Note, these comments were made prior to the withdrawal of this service, now replaced with 386, Bishop's Stortford to Stevenage*). Limitations to service provision are identified with the 331 service and pedestrian routes to the bus stops are restricted. Improvements are recommended to make the route to the bus stops more attractive and improve frequency of this bus route. Financial contributions relating to these matters are recommended.

The nearest rail station is Bishop's Stortford – 11km by road.

The site is within 20-25 minute walk to services and amenities in the village including the petrol station; primary/middle schools, pubs, general stores, pharmacy, dentist, community health provision and hair dresser. The site is considered to be accessible by active transport modes.

- 6.3 Lead Local Flood Authority (LLFA) comments that the proposed development site can be adequately drained and any potential existing surface water flood risk can be mitigated through the overall drainage strategy.

The FRA (Flood Risk Assessment) demonstrates a feasible surface water drainage strategy based on attenuation features and restricted drainage outfall into the Puckeridge Tributary. The drainage strategy has been shown on a layout plan along with the corresponding detailed surface water calculations and exceedance routes. The applicant has also already contacted the Environment Agency in order to arrange the two new connections to the Puckeridge Tributary.

Planning conditions are recommended by the LLFA requiring the FRA and the drainage strategy be implemented and more detailed plans and information in respect of the drainage systems and the future maintenance of them, at reserved matters stage.

- 6.4 Environment Agency raise no objection and recommend the inclusion of a planning condition requiring the provision of an 8 metre buffer to the Puckeridge Tributary. Treatment should be applied within the buffer zone to create a wildlife corridor. The EA also seeks a scheme of enhancements to the water course to the south west side of the site, potentially removing the concrete lined channel or realigning/ re-profiling the channel to create a more natural alignment.

- 6.5 EHDC Engineering Advisor comments that the majority of the site is located within flood zone 1 apart from a proportion of the western edge which runs alongside the Puckeridge Tributary. There is also overland surface water flows in this area also.

The development includes the provision of SuDS in the form of detention basins and swales which will assist flood risk reduction in the Standon Hill area and provide useful additional biodiversity and amenity spaces. There are opportunities for the provision of

additional SuDS features including green roofs, bio retention areas, rainwater harvesting, water butts and permeable paving.

The advisor notes that the development of the site could give opportunities to further reduce flood risk and achieve a betterment to the adjacent Puckeridge tributary by removal of artificial walling/ re-profiling etc.

- 6.6 Thames Water comments that it is the applicants responsibility to make proper provision for surface water drainage. Surface water should be attenuated or regulated into the receiving public network through on or off site storage.

There are public sewers crossing or close to the development site - as such, approval from Thames Water will be required for any part of the proposed buildings being within three metres of a public sewer.

Thames Water comments that it has no objection to the development overall but initial assessment has identified an inability of existing waste water infrastructure to accommodate the needs of the development. It is recommended that a foul water impact study is carried out to confirm the extent of any reinforcement required.

Thames Water considers that this matter can be covered by condition, but acknowledges that it is for the Council to reach a view that a condition is appropriate.

- 6.7 EHDC Housing Development Advisor notes that there is only limited information in the submission in relation to the provision of affordable housing. Provision of 40% affordable housing should be made across the scheme, which is noted to be in two phases. The tenure mix should be 75% affordable rent to 25% shared ownership. A range of unit sizes should be provided.

- 6.8 HCC Historic Environment Advisor comments that the site is in Area of Archaeological Significance which is a large area and includes the historic settlements of Standon and Puckeridge. The site lies approximately 100 metres to the east of Roman Ermine Street and the southern boundary of the site is less than 100 metres a probable Roman puddingstone quarry.

The site contains a cropmark of a curvilinear enclosure and Roman coins are known to have been found within it. A fragment of Anglo-Saxon brooch was found on the hillside south of Standon and 'Poor's

Land', to the north of the site is notable for the large number of metal detector finds of medieval date that have been recovered.

As a result of the identified archaeological significance of the site geophysical examination and trial trenching has been undertaken. The results were largely negative on the western side of the site, the majority of the trenches on the eastern side contain archaeology, in the form of ditches, pits, and post-holes (the centre part of the site was not evaluated as the development does not include development on it).

The investigation of the features was at a very early stage, but the finds of pottery suggest substantial occupation of Late Bronze Age/Early Iron Age date, and perhaps some activity of later prehistoric date. There is also a possible inhumation burial, though this has not been confirmed by excavation as yet.

Although the site contains significant archaeological remains (heritage assets) of prehistoric date, they are not of sufficient importance to designate them as heritage assets.

The development will however have an impact on heritage assets with archaeological interest that will require mitigation through the planning process and a planning condition requiring archaeological mitigation is considered to be necessary and reasonable, in this case.

6.9 EHDC Landscape Advisor recommends that planning permission be granted.

The Landscape Advisor comments that the site is a large agricultural field with the main feature of the site being its topography which slopes generally downwards in an east to west direction. The southern boundary comprises of linear hedgerow vegetation and trees, which helps screen the site from passing traffic. The surrounding wider landscape to the south is open countryside, as is the land on the western and opposite valley side.

There are a small number of dwellings, a former hotel complex and water pumping station located to the west of the site and a housing estate beyond the eastern boundary.

The site maintains a strong relationship with the surrounding open landscape as well as the field and allotments to the north and provides a clear transition between village development(s) and the surrounding countryside.

The illustrative masterplan shows the central and steeper sloping part of the site comprising green space infrastructure provision and ponds or swales arranged along the western part of the site and valley floor as well as along the upper ridge. New tree planting to screen or soften the development from certain views is proposed around the perimeter of the site, and also along the ridge line of the eastern plateau which helps mitigate adverse landscape and visual effects.

The development results in some loss of open countryside resulting in change to the local landscape character. The detriment to existing visual amenity and views is not unacceptably high due to the well thought out site planning and indicative layout which accommodates a high level of green space infrastructure provision.

The indicative proposals assimilate well with the topography of the site and the overall development should not have unacceptable adverse landscape and visual impact upon the wider landscape provided suitable landscaping is put in place, as shown by the indicative layout.

- 6.10 Herts Ecology comments that there are no biological records for the site or adjacent to it. Planning conditions relating to a construction environment management plan an ecological management plan and lighting design are recommended
- 6.11 HCC Development Services Team requests financial contributions in respect of the following matters:-
- Childcare and nursery education contributions towards increasing places at Ofsted registered Childcare a Standon and Puckeridge Community Centre;
 - Middle education towards expansion of Ralph Sadlier School by 1 form of entry;
 - Upper school contribution towards increasing expansion of Freman College from 9 forms of entry to 10 forms of entry.
 - Provision of fire hydrants.
 - Youth provision
- 6.12 HCC Minerals and Waste refer the Council to Waste Plan policies and the requirement to consider recycling and waste minimisation and management in the construction process. The advisor also refers to the HCC Minerals Local Plan which seeks to avoid the sterilization of minerals and their opportunistic extraction prior to non

mineral development. It is noted that this site is located within the Hertfordshire sand and gravel belt.

- 6.13 EHDC Environmental Health Advisor recommends the provision of a planning condition requiring noise attenuation measures for the new dwellings, a contaminated land survey and construction hours of working.
- 6.14 EHDC Environmental Services comments that provision for 3 x 240 litre bins will need to be provided for each dwelling.
- 6.15 Herts Police Crime Prevention Advisor (in comments made at the earlier stage) notes that there is no reference to secured by design principles in the submissions but considers that it is likely that accreditation could be achieved. The advisor recommends that any development provides secure by design accreditation as part of a planning condition.
- 6.16 Hertfordshire County Council Fire and Rescue Services comments that access for fire fighting vehicles and water supplies should be provided and appropriate provision of fire hydrants.
- 6.17 Herts and Middlesex Wildlife Trust recommend that details relating to ecological mitigation, compensation and enhancement measures are secured prior to determination of the planning application. It sets out that these steps should be definitive, clear and unambiguous, setting out what will be undertaken rather than what could be achieved.
- 6.18 The East and North Herts Clinical Commissioning Group (CCG) comments that the proposed development of 160 dwellings will create around 383 new patient registrations.

There is one GP surgery in the village that will be affected by the proposals and which does not have the capacity to absorb the proposed development. However, the approach of the CCG is to take steps to absorb the additional demand and create capacity through reconfiguring, extending or relocating the practice. Based on the number of dwellings it calculates that a funding contribution of £99,341 is appropriate to support the provision of primary health care general medical services.

It is also crucial to consider community, mental and acute health care services. The mental health services provider has raised concerns with regard to the impact of these proposals on its services in Puckeridge and seeks funding of £32,280 in this respect.

In respect of the impact on community and acute services, it comments that a similar situation arises and contributions of £43,568 and £417,533 are requested in relation to these matters.

7.0 Parish Council Representations

7.1 Standon Parish Council objects to the development on the following grounds:-

- The adverse effects of granting planning permission would significantly and demonstrably outweigh the benefits of the development;
- The only acceptable part of the development is that closest to Cambridge Road which reflects the site allocations proposed in the draft Neighbourhood Plan;
- The eastern part of the site is separated from the village and not sustainable in terms of access to the village and the visual impact on landscape character;
- The development will result in the loss a large open space which serves to separate the two villages (Standon and Puckeridge);
- Insufficient evidence has been provided to show that a pedestrian link between the site and the approved development on Cambridge Road has been considered, nor has proper consideration been given to the proposed new access road between Cambridge Road and the A10 as is set out in the draft Neighbourhood Plan;
- The development will exacerbate the inadequacy of the existing sewerage system;
- The proposed development will increase surface water flooding and the proposed drainage systems are in sufficient. More detail is required in respect of this together with geological testing and analysis of improvements to the Puckeridge Tributary;
- Various planning conditions are recommended relating to density; access; layout; affordable housing allocation; landscaping; drainage and management company relating to the landscaped areas.

8.0 Summary of Other Representations

8.1 A total of 275 representations in objection have been received, including those from the Standon and Puckeridge Neighbourhood Planning Development Group and CPRE (Campaign to Protect Rural England) during the life of the application. A total of 105 representations have been received in respect of the latest

amendment to the planning application – the concerns raised are summarised as follows:-

- Inappropriate form of development in rural area;
- Development is unsustainable in economic, social and environmental terms;
- Development will merge the two villages (Puckeridge and Standon) closer together and create a town;
- Cumulative impact of this development and other development should be considered;
- Overbearing impact on village character;
- Development is contrary to emerging policy in pre-submission District Plan in terms of the allocation of housing in the villages of Standon and Puckeridge;
- Development does not address the draft policies in the Neighbourhood Plan and should not be approved until the Neighbourhood Plan is adopted;
- Harmful social issues with affordable housing provision;
- Site is too far from village amenities in terms of walking/cycling distances;
- Harmful impact on local landscape and views of the development from surroundings;
- Harmful increase in traffic volumes and congestion on main roads and roads within the village;
- Harmful highway safety impact associated with access from Cambridge Road onto the A120 and resultant impact on traffic diverting through the village;
- Roads conditions within the village are insufficient in terms of width to accommodate increased traffic movements;
- Impede access to existing development at Vintage Court;
- Inadequate school places and infrastructure to accommodate the development;
- Existing medical centre will be unable to cope with additional people from the development;
- Increased flood risk associated with the development;
- Insufficient sewerage system to accommodate number of dwellings and increase in population;
- Harmful increase in noise and air pollution associated with cars and development;
- Loss of habitat for biodiversity and ecology;
- Loss of trees and hedgerow.

9.0 Planning History

Ref	Proposal	Decision	Date
3/95/0908/FP	Change of use of agricultural land and erection of a golf academy including driving range, reception building and 9 hole golf course	Approved with conditions	19.10.1999
3/04/1748/FN	Renewal of LPA reference 3/95/0908/FP	Refused	13.12.2005

10.0 Consideration of Relevant Issues

Principle of development

- 10.1 The site lies outside the defined village boundary of Puckeridge and therefore within the Rural Area Beyond the Green Belt in both the current Local Plan and the emerging District Plan. In the current Local Plan, policy GBC3 only allows for specific forms of development, not including new residential developments, in such locations. This policy approach is replicated in policy GBR2 of the emerging District Plan. The proposal therefore represents inappropriate development in the Rural Area beyond the Green Belt.
- 10.2 In the emerging District Plan, Standon and Puckeridge are identified singly as a Group 1 village. Policy VILL1 sets out that the Group 1 villages not constrained by the Green Belt should collectively accommodate growth of at least 10% (Standon and Puckeridge are included in this sub group). The policy encourages the preparation of Neighbourhood Plans (NPs) to allocate land to enable this growth and that, prior to the preparation of NPs development will be limited to the built up area defined on the emerging District Plan proposals map.
- 10.3 Work has commenced on a Neighbourhood Plan (NP) for Standon Parish and the draft NP identifies part of the application site as a potential allocation for development. It identifies about a third of the overall site, the western (or lower) part of the application site as an allocation for the development of 93 new homes. The remainder of the application site (east part) is identified as a protected open space in the emerging NP. The NP has been subject to consultation, the consultation period concluding on 13 December 2016.

- 10.4 The NPPF requires that the planning authority identifies and updates annually a supply of specific deliverable sites sufficient to provide five years worth of housing (para 47). It also sets out that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or because specific policies in the Framework indicate development should be restricted (para 14). This is what the presumption in favour of sustainable development means in relation to decision taking.
- 10.5 The Council has acknowledged its current policies, with regard to the delivery of sites for housing, through the settlement boundaries and housing allocations based on the 2007 Local Plan, are out of date. The pre-submission District Plan has been published and sets out an up to date policy position in relation to the supply of land for housing. It is considered that some weight can now be assigned to this emerging policy position however, this still has to be moderated as the housing supply and delivery policies have been the subject of representations during the recent consultation and therefore are subject to outstanding objection.
- 10.6 An updated position in relation to housing land supply position has been provided through the preparation of the annual Authority Monitoring Report (AMR). The report has been published and is currently the subject of a non-key decision by the Council. The AMR covers the period up to the end of the 2015/16 year (end March 2016) and indicates that the Council can demonstrate supply between 3.1 and 3.6 years.
- 10.7 The Parish Council has provided a summary of the feedback received during the recent consultation on the NP. This confirms that an objection has been submitted to the NP with regard to the allocation of the site (both with regard to its identified more limited residential capacity and the proposed open space allocation).
- 10.8 Considering the weight that can be assigned to the various elements of the policy background then. The Councils District Plan has reached a more advanced stage and is capable of attracting some weight. Relevant policies remain subject to objection however. The NP is at an earlier stage of production, it is seeking to positively address the housing supply issue. It is also subject to objection. Taking the stage of preparation into account and the current position in relation to housing land supply, your Officers view is that the District Plan and NP policies are not currently so present, enforceable

or up to date that the requirements of the NPPF in relation to the presumption in favour of sustainable development are not triggered in relation to housing land supply. It remains necessary therefore to consider the proposals against the test set out in the NPPF and determining whether the adverse impacts of the development will significantly and demonstrably outweigh the benefits and therefore whether it is sustainable or not.

- 10.9 As indicated, the proposals are wholly in outline form, following earlier amendment of the submission. Whilst some material has been submitted, this must be considered as illustrative only and, whilst, if the Council were to support these proposals in principle a number of conditions or legal agreement obligations could be sought and applied to shape and define the proposals coming forward in detail, there has been no rigorous viability testing of the proposals at this stage such that subsequent delivery, in detail, must be unknown. For a significant site such as this master planning and initial viability testing would lead to greater assurance that all subsequent requirements of development could be secured.
- 10.10 Against that background, the main and significant benefit of the proposals is the delivery of housing supply. Significant favourable weight is assigned to this. The applicant has also set out that 40% of the housing provision would be in the form of affordable units. This would provide 64 affordable homes across the site. Again, afforded significant positive weight.
- 10.11 However, in submissions, the applicant has requested that conditions specifying commencement be fixed at two years. This is to recognise the considerable site preparation work that is required before development could commence if permission were granted. This is not considered to be unreasonable in the context of the scale of the development, but does demonstrate that delivery here would not necessarily commence rapidly. Indeed, given the need to market the site to a developer and for a fully detailed scheme to be produced, there appears little certainty that the site might necessarily deliver in advance of sites which are being promoted through the Councils District Plan.
- 10.12 Further details of the nature and mix of the housing are not available at this stage given the outline nature of the proposals. There are no details of the size and tenure mix of the affordable housing proposed and no details of the mix of open market housing. Policy HOU6 of the emerging DP calls for the provision of specialist housing for older and vulnerable people, policy HOU7 for the provision of accessible

and adaptable homes. In the NP, policy SP10 requires a mix of housing types and tenures, SP11 sets affordable housing requirements and SP15 sets standards in relation to building sustainability. These are details that would be drawn out more had master planning details for the site come forward. For a site of this scale in relation to the settlement, it is considered that these elements of the type and mix of housing are of some significance. The absence of any detail and the inability to ensure certainty with regard to supply, and the timescale proposed for development, lead your Officers to the view that the weight that can be afforded to the delivery of housing in principle, whilst it remains significant, must be moderated.

Landscape impact / character and appearance

- 10.13 The core principles of the NPPF set out that planning should take account of the different roles and character of different areas,recognising the intrinsic character and beauty of the countryside... (para 17). Section 7, requiring good design, sets out that developments should respond to local character and history and reflect the identity of local surroundings.
- 10.14 Local Plan policy GBC14 sets out that a Landscape Character Assessment will be used to assess development proposals and will seek to improve and conserve local landscape character by conserving, enhancing or creating desirable landscape features; contribute to the strategy for managing change with reference to the Landscape Character Assessment and; enhance or conserve key characteristics and distinctive features.
- 10.15 Policies ENV1, 2 and 3 set out a need for development to demonstrate compatibility with the structure and layout of the surrounding area, consider the impact of any loss of open land on the character and appearance of the locality, retain and enhance existing landscaping. Policy SD1 requires development to be physically well integrated and respond to local character.
- 10.16 Policies OSV1 and 2 set out the criteria for development coming forward in villages and include requirements relating to amenity, the impact on open spaces or gaps, views and vistas and the need and to respect the character, visual quality and landscape of the village and surroundings. Policy ENV11 is relevant and relates to tree protection.

- 10.17 In the emerging District Plan policy VILL1 sets similar criteria for development in the Group 1 villages, including the impact on open spaces and gaps, views, vistas and neighbouring amenity. Policy HOU2 sets out the approach to housing density, requiring proposals to demonstrate how density has been informed by the character of the local area. Emerging policies DES1 and DES2 deal with landscaping with the additional requirement (over the current Local Plan) for a Landscape and Visual Impact Assessment and/or Landscape Sensitivity and Capacity policy.
- 10.18 Policies DES3 and DES4 set out a range of detailed design and layout requirements, including the need to consider crime prevention.
- 10.19 As indicated, the draft NP does not allocate the eastern part of the site for housing – that part of the site is proposed to be retained as a green open space (policies SP5 and SP21). Policy SP3 sets out that all proposals must seek to protect and enhance key views and vistas. Policy SP13 relates to density, setting out that density should not exceed 25 homes per hectare (for developments over 10 homes). In relation to this matter it is considered that the current policies in the 2007 Local Plan remain relevant and are not out of date. The emerging policies are also considered to align with the approach of the NPPF. The NP policies are at an early stage in their formulation, and subject to outstanding objection. Overall, the local policy is considered to be capable of attracting some weight.
- 10.20 The indicative development proposal comprises of two elements – the first and larger part being located to the west of the site and forming a relatively close and consolidated relationship with existing built form to the west of the site. This area sits within lower lying land associated with the valley of Puckeridge Tributary. There are reasonable levels of screening between this part of the development site and the A120 and its consolidated location means that, if the proposals come forward in this way at the detailed stage, there will be limited, if any longer distance views of this part of the development in the wider landscape.
- 10.21 The other, and smaller part of the site (in terms of built form) is located to the east of the application site and sits on higher ground which is flanked by existing built form of Hammersmith Close and Aston Road. The higher level of this part of the site and limited landscaping to the southern boundary with the A120 mean that there are potentially more longer distance views of this part of the site (from the south and west) compared to the lower west part of the site.

Whilst it is not necessarily clear from the NP, this may be the rationale for the identification of this area as an open space.

- 10.22 The two parcels of built form as proposed in the illustrative material, are segregated by a landscaped green wedge which also forms the part of the site where there is a significant level difference between the western and eastern part of the site. The plans submitted show various pockets of tree planting within the space, particularly along the ridge line and the southern boundary with the A120.
- 10.23 Concerns have been raised by the Parish Council and other third parties associated with the impact of the development in terms of views of the development from the surroundings.
- 10.24 A Landscape Character Assessment was originally submitted with the application (and was therefore based on the original submission of a greater quantum of development) which concluded that the proposals for the site would have a moderate adverse effect on the landscape resource and local landscape character, as the change in character will be apparent and that, subject to mitigation measures (to include tree planting, reinforcement of hedgerow boundaries, areas of public open space, etc) being implemented, established and integrated, the overall effect of the development would reduce to a negligible effect once planting has become established (over a period of up to 15 years).
- 10.25 The Landscape Advisor sets out that the site retains a strong relationship with the surrounding open landscape and provides a clear transition between the village and the surrounding countryside. He notes that new tree planting to screen or soften the development from certain views is proposed. This helps to mitigate the adverse landscape and visual effects. He notes matters relating to the indicative arrangement of development and concludes that the form of development is compatible with the surroundings albeit a significant change in terms of local landscape character. His comments are caveated on the basis that the development takes place in accordance with the indicative proposals and that suitable mitigating landscaping is implemented.
- 10.26 Having considered the submitted Landscape Impact Assessment and the Landscape Advisors comments, with regard to the lower lying land to the western part of the site, the level of screening, relationship and consolidating nature of development with existing development, it is considered that this aspect of the development will not result in significant or demonstrable impact on the rural landscaped character

of the site or surroundings. This part of the development is also largely consistent with (but is larger than) the allocation of land for development in the draft NP. There will be some views of this part of the development site from the north west (the development approved on land to the east of Cambridge Road as referred to ERPA), however, the views of this aspect and relationship with that approved development will not, in Officers opinion, be significant or adverse.

- 10.27 So, if detailed proposals came forward in the same shape as the illustrative material submitted now, it is considered that this western element of them can be considered to comply with the various policy requirements relating to landscape impact.
- 10.28 The eastern part of the site by virtue of it being elevated and on rising land and, given the reduced screening to the southern boundary, will result in more significant impact on views and character of this part of the site. The concerns from third parties and the Parish Council are therefore acknowledged. As noted above, the NP seeks to establish a policy which protects this area of the site from any built form.
- 10.29 The illustrative proposal incorporates a large open space between the western and eastern part of the site. The indicative plans indicate that there is very generous space for landscape planting along the ridgeline of the development (and on land to the west of the eastern parcel of proposed development). The indicative plan also shows a generous open space to the south eastern part of the site where the existing landscape boundary along the southern part of the site adjacent to the A120 can be strengthened with additional planting.
- 10.30 In the short-medium time and, whilst planting establishes, the development will be visible in the landscape in long views from the west and short/long views from the south (including from the A120 and public right of way located to the south of the site). However, once planting has matured, Officers are of the opinion that, if appropriate and adequate new landscape planting is implemented, the proposals will settle more comfortably into the wider landscape. They also have the potential to enhance the long/short views of existing built form to the east of the application site.
- 10.31 There may be a localised impact in relation to landscaping. The access safety audit plans show that the hedging to the south of the junction of the access road with Cambridge Road to be 'cut back'. It is not clear how significant this cutting back or removal may need to be. However, it is considered that there is adequate land here within the highway in which replacement planting could be implemented.

- 10.32 Clearly, the proposals will not comply with the emerging policy requirement in the NP for the site to be retained as an open and undeveloped space.
- 10.33 In relation to the wider landscape impact therefore the development proposals are considered to result in some harm to the landscape of which the site forms part. Action can be taken to mitigate that harm and it will reduce in the longer term. The indicative nature of the current proposals, along with the lack of detail that would come through a more informed master planning approach, does lead to less certainty in relation to the longer term impact of the proposals. The proposals do not comply with the emerging NP policy approach. Overall, moderate harmful weight is assigned to this impact.

Layout/Density

- 10.34 The application is supported by a Design and Access Statement which explains how the proposed layout will incorporate different character areas, provide accessibility through the site, address the proposed open space(s) within the site and be reflective of the traditional architectural treatment to other built form in the villages of Puckeridge and Standon.
- 10.35 The submitted plan and design and access statement indicates a low density (18 dwellings per hectare) with generous open spaces and landscaped areas, tree lined roads or boulevards and good sized front and rear gardens.
- 10.36 In general terms, the site area and indicative plans indicate that there should be a strong possibility of enabling a development of the scale proposed to be comfortably accommodated. There should be sufficient space within the site for green spaces of good quality and a low density approach to layout, plot size and design. This shows good potential that the policy approach to density in the NP could be readily achieved.
- 10.37 The emerging District Plan density policy requires compatibility with surrounding development. In the absence of testing through master planning or application detail, whilst there appears to be the potential that a good quality development can be achieved that sits comfortably within its settings, the weight that can be assigned to this is moderated because the detail of the proposals is currently all indicative.

Neighbour amenity impact

- 10.38 The indicative plans submitted show that the development is capable of being located an appropriate distance 25-30metres from the adjoining residential development to the west and east of the site such that there will be no significant or material harm to the living conditions of those adjoining residential properties. It should also be possible to ensure a layout that provides adequate amenity for potential future occupiers.
- 10.39 As it should be possible to implement proposals that have an acceptable impact in relation to density and amenity issues, neutral weight is applied. This is not considered to be positive, given that the proposals are indicative in nature at this stage.

Infrastructure requirements: education, open space, health care, highways, etc

- 10.40 The NPPF sets out that decision taking should proactively drive and support sustainable economic development to deliver the homes....infrastructure and thriving local places that the country needs. Section 4 of the NPPF covers transport matters and sets out that the transport system needs to be balanced in favour of sustainable transport modes. It acknowledges however that opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
- 10.41 Para 32 of the NPPF contains the statement setting out that plans and decisions should take account of improvements that can be undertaken within the transport network that cost effectively limit the significant impacts of developments. Development should only be refused on transport grounds where the residual cumulative impacts are severe.
- 10.42 Section 5 sets out the national policy aim to secure high quality communications infrastructure.
- 10.43 Current Local Plan policy SD1 requires that all developments encourage sustainable movement patterns through design and transport infrastructure. Policies TR1, TR2, TR3, TR4 and TR7 deal with transport infrastructure matters. Policy TR1 seeks to require measures, as part of developments, to ensure that alternative transport options are available to new occupiers. Policy TR2 requires the achievement of safe access, TR3 the assessment of the impact

of new traffic generated, TR4, new travel plans and policy TR7 relates to parking standards applied to new developments.

- 10.44 Current policy LRC3 relates to the need to provide adequate and appropriate open space and recreation infrastructure and IMP1 sets out a broad requirement for the appropriate provision of infrastructure associated with new development.
- 10.45 In the emerging District Plan policy TRA1 promotes sustainable development and TRA2 the need to secure safe and suitable highway access to new developments. The emerging CFLR policies are relevant with 1 referring to expectations in relation to open spaces, indoor and outdoor sport, 3 the maintenance and enhancements of rights of way, 7 the provision of community facilities, 9 the promotion of health and wellbeing and 10, education requirements.
- 10.46 Policies DEL1 and DEL2 set out the requirement for the Council to work with infrastructure providers and that it will seek planning obligations to ensure that reasonable infrastructure requirements are met.
- 10.47 The relevant NP policies are as follows: SP18 seeks to enable the provision of a new access link road between the Cambridge Road and the A10 south carriageway. SP20 refers to securing improvements to walking and cycling links within the Parish, SP21 to the provision of public open space and SP22 again the protection and enhancement of rights of way and means of public access.
- 10.48 The policy approach to planning obligations set out in the Council's Planning Obligations SPD and the Herts County Council (HCC) Planning Obligations Toolkit is also relevant.
- 10.49 In relation to this matter, the current Local Plan policies and those emerging through the District Plan are considered to be relevant and up to date. The current policies are considered to be capable of attracting appropriate weight as a result. The emerging District Plan policies and the NP policies are subject to outstanding objection.

Non-transport infrastructure

- 10.50 In relation to childcare, nursery, middle and upper education and youth provision, HCC have set out that it seeks financial contributions in accordance with its Planning Obligation toolkit. It does not set out any case that unacceptable demand will be placed on these forms of

infrastructure in the absence of these contributions. Having regard to the comments from the County Council, the contributions requested are considered necessary and reasonable based on pressures that the development will place on existing infrastructure. The obligations are therefore considered to meet the tests set out in Section 122 of The Community Infrastructure Levy Regulations (CIL) 2010.

- 10.51 The East Herts Council Planning Obligations SPD also requires contributions towards open space provision. The indicative proposals show a way in which a reasonable level of amenity green space and a local area for play can be provided as part of the development. Whilst the proposals are indicative, given the number of units and density of development proposed, Officers are of the view that, regardless of the detailed form in which proposals may come forward, it should be entirely feasible to achieve adequate open space and play facilities appropriate to the development. Future maintenance provisions are not established at this stage and are a further element of the proposals that would be subject to viability testing if they were in detailed form at this stage.
- 10.52 In respect of other open space and community facilities the following contributions are recommended in the Councils SPD:
- Parks and Public Gardens;
 - Outdoor Sports Facilities;
 - Community facilities;
 - Recycling provision.
- 10.53 The Parish Council have provided some comments in respect of how funding in relation to these matters could be spent in the village. The Parish Council have identified that they are working towards improving accessibility and facilities at Plashes Wood to provide mountain bike trails, footpaths and open space for recreation and leisure pursuits. Officers consider that the above identified financial contributions relating to outdoor sports facilities and children could be allocated to this project.
- 10.54 The Parish Council have also identified a project in Standon and Puckeridge Memorial Gardens to provide a dedicated memorial to commemorate the First and Second World War. The above mentioned contribution relating to parks and public gardens could be allocated to this particular project. It is unlikely that a significant number of developments of a scale that will generate Section 106 contributions will come forward in the village therefore, whilst the

funds will be secured for use in the village, some latitude will be allowed to enable them to be most suitably used when available.

- 10.55 Recycling provision funding will be utilised to support the provision of recycling facilities to any new residents at the site.
- 10.56 Having regard to the information available, including the comments from the Parish Council together with the Planning Obligations SPD and Open Space SPD, Officers are of the opinion that the contributions referred to above are (a) necessary to make development acceptable in planning terms (b) directly related to the development (c) fairly and reasonably related in scale and kind to the development in accordance with s.122 of The Community Infrastructure Levy Regulations (CIL) 2010.
- 10.57 With regard to health care contributions the comments from the CCG are noted. It is considered that there is sufficient information to demonstrate that there will be an impact on the local doctors surgery and mental health care provision. Having regard to the advice received from the CCG and, having regard to the comments from the Planning Inspector in ERPA, it is considered that the financial contributions relating to this matter are necessary to make development acceptable in planning terms, are directly related to the development and fairly and reasonably related in scale and kind to the development in accordance with s.122 of The Community Infrastructure Levy Regulations (CIL) 2010.
- 10.58 The CCG also request contributions relating to the provision of community and acute services and, in the case of the acute services, the contribution is very significant (£417,532.80). Despite requests from Officers to the CCG requesting further information / justification to enable assessment of these contributions no response has, at the time of writing been received. Given that there is no information to understand the impact of the development on these services nor information provided in respect of how this money will be spent, Officers do not consider that such contributions are necessary to make the development acceptable and are not reasonably related in scale and kind to the development. Based on the information available such contributions do not therefore meet the CIL tests.

Transport infrastructure

- 10.59 Significant levels of representations have been received raising concern with respect to the impact of the proposals on highway

safety and access onto Cambridge Road. Concern is also raised that the junction of Cambridge Road with the A120 (Standon Hill) to the south of the site, is dangerous and that it is difficult for traffic from Cambridge Road to join the flow of traffic on the A120. As a result, there is a concern that this will encourage vehicular traffic to travel north along Cambridge Road through the historic core of Puckeridge, which has limited road width and experiences congestion.

- 10.60 The draft NP refers high car ownership and that out-commuting from the Parish is almost entirely by car. The NP also refers to traffic flow information and local analysis associated with the A120 and a 'severe' conflict at the junction between the A120 and Cambridge Road. To address this issue, the draft NP proposes in draft policy SP18, as indicated above, the provision of a new access road between Cambridge Road and the southbound A10, to be implemented in association with the closure of the exit from Cambridge Road to the A120.
- 10.61 The Highway Authority has been consulted on this planning application, its comments are summarised above. It raises no objection in terms of highway safety or capacity of the existing highway network to accommodate the development proposal. It acknowledges that the junction between Cambridge Road and the A120 would operate over desired capacity but within theoretical capacity. It sets out the requirement for a robust Travel Plan.
- 10.62 Given the strong representations received in relation to this matter and the comments from the Parish Council and NP group, an independent Highway Consultant has been engaged by the Council to consider the matter.
- 10.63 The Highway Consultant has had regard to and considered the cumulative impact of this development proposal together with the other sites that are shown on the attached OS plan. The consultant has considered all of the relevant highway information relating to the above mentioned planning applications together with consultation responses from the Highway Authority. The Consultant has also visited the site during peak hours in the morning, 07:30 – 09:30 and observed the relevant junction in operation. The road conditions in the immediate and wider area have been fully considered as part of the consultant's assessment.
- 10.64 The consultant advises that the existing junction (A120 / Cambridge Road) is currently operating well within capacity during the critical

peak period in the morning (i.e. when the impact of the development on the performance of the junction would be greatest).

- 10.65 With regard to highway safety, the consultant advises that the existing junction may be perceived as 'dangerous' but accident records confirm that the junction has a good safety record. Site inspection indicates that traffic exiting the Cambridge Road southward and making a right turn onto the A120 was observed to edge out onto the eastbound carriageway and into the right turn lane (the central lane which allows vehicles on the A120 heading in a westerly direction to exit onto Cambridge Road) before entering into a gap in the westbound flow of traffic. This 'manoeuvre' increases the time that the vehicle exiting the junction onto the A120 are exposed to traffic arriving from the roundabout. However, the Consultant considers that, given the speed of vehicles exiting the A10 roundabout in an easterly direction, there is sufficient time for vehicles exiting the roundabout to slow and allow vehicles to exit safely.
- 10.66 With regard to the speed of traffic, the consultant advises traffic exiting the A10 as travelling at a 'relatively slow speed'. To understand that, Officers instructed the consultant to carry out further survey work and speed monitoring of traffic. The survey work included an Automatic Traffic Count Survey (ATS) and radar surveys conducted on the A120 close to the Cambridge Road junction. The average speed of traffic exiting the roundabout in an easterly direction (at the point where such traffic would be able to observe traffic exiting the Cambridge Road junction) is 29.8 mph and the 85th percentile speed (that is the speed of vehicles which were travelling at 85% of the highest speed) is 38.4 mph.
- 10.67 The 85th percentile speed is normally used to calculate stopping distances. In this case, that would equate to a stopping site distance of 87m using the Design Manual for Roads and Bridges stopping site distances. This distance is very close to the actual distance that would be available to stop in. This would mean that, if the driver of a car exiting the roundabout, observed a car exiting from Cambridge Road, that was unable to progress into the westbound traffic lane, the driver should be able to stop in time, provided that they reacted immediately. Having assessed vehicle speeds and driver behaviour, the consultant could not conclude that the impact of development, with regard to highway safety and placing more traffic on the junction, would be severe.

- 10.68 With regard to the operation of the junction, the consultant observed that the delay, in vehicles being able to make the right turn out of the Cambridge Road onto the A120 at the junction is, on average, 20-25 seconds. The maximum time was observed as over a minute and the maximum queue length was observed at 4 vehicles (although there were long period of no queue).
- 10.69 Between the Cambridge Road /A120 junction and the main part of the village, the Cambridge Road is wide and free flowing. There is traffic calming in the village and on street parking, which effectively makes the route through the village single lane in many places. Traffic flows through the village were not observed to be high during the early morning peak, and no significant delay was encountered. The typical journey time between the Cambridge Road/ A120 junction and the roundabout to the north of the village with the A10 is about 2 minutes.
- 10.70 The consultant notes that traffic flows through the junction are highest during the peak period of 07:30 - 08:30. This may result in the junction operating above capacity during this period with the addition of the development attracted traffic. The consultant considers that the delay to vehicles being able to exit the junction onto the A120 is indicated to rise to 105 seconds (currently, the average is 20-25 seconds). The consultant considers that any traffic which may divert through the village to avoid this delay would do so when traffic flows and pedestrian activity through the village is low. The conclusion is that the impact on Puckeridge village centre would not be severe during the peak hours in the morning.
- 10.71 The Transport Assessment for the proposals (which was based on the proposals as initially submitted for 200 dwellings and which takes into account the development allowed on appeal on the east side of Cambridge Road) sets out that the development will generate a total of 221 vehicle movements in the am peak. The Councils consultant considers that this modelling is roust and that it is not likely that a significant proportion of the traffic using the Cambridge Road/ A120 junction would experience the increased delay modelled at the junction or perceive the safety of the junction as sufficient reason to divert their journey through the village. Therefore the conclusion is that the impact on the village is not severe.
- 10.72 Members will recall that the proposals for residential development at the Chestnuts and Glanton site was considered by the committee at the January DM meeting. The proposals were supported subject to the completion of a legal obligation agreement and the development

therefore now represents a commitment. This has not been factored in as a separate development in the Café Field Transport Assessment, as it post dates its production. However, Members will note that the Transport Assessment does consider the impact of 200 homes (where as 160 are now proposed). Therefore, even with the net gain of 27 homes at the Chestnuts and Glanton site, the Transport Assessment has considered a quantum of development in excess of that proposed by the sites combined. In addition, the Councils consultant has considered the cumulative impact of all the development proposals in this area of the village and remains of the view that the impact will not be one that can be identified as severe.

- 10.73 In relation to the policy requirements of the NPPF, the current Local Plan and emerging District Plan, it is considered that the proposals are acceptable and that the impact of the proposals on the adequate and safe operation of the highway are acceptable.
- 10.74 The policy approach in the NP is noted, however, given the early draft stage of production of the NP, it is considered that the draft policy requirement in relation to the provision of a new Cambridge Road/ A10 link road can be assigned very limited weight at this stage. Overall, it is considered that the proposals are acceptable in relation to the burden they place on infrastructure and meeting future needs for infrastructure and no negative weight is assigned In respect of this matter.

Drainage / flood risk

- 10.75 The NPPF sets out that local planning authorities should take full account of flood risk, water supply and demand considerations. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. The NPPF also sets out that the planning system should provide net gains in biodiversity where possible.
- 10.76 In the current Local Plan, policy ENV18 requires that development should be required to preserve and enhance the water environment. Policy ENV19 addresses issues related in areas at risk of flooding and policy ENV21 deals with surface water drainage matters.
- 10.77 In the emerging District Plan, policy WAT3 sets out that development proposals should preserve and enhance the water environment ensuring improvements in surface water quality and the ecological value of watercourses and their margins. Opportunities should be taken for the removal of culverts and river restoration and

naturalisation. WAT5 relates to the implementation of sustainable drainage solutions.

- 10.78 In the NP, policy SP15 indicates support for the incorporation of sustainable drainage schemes and policy SP24 sets out that development that will result in an increase in surface water run off or flood risk will not be permitted. It also requires the submission of detailed water and drainage management assessments to show how surface and waste water is to be managed. As above, it is considered that the current policies are relevant, not out of date and capable of attracting weight.
- 10.79 The majority of the application site lies within flood zone 1 which is an area designated at low risk of fluvial flooding. The area to the far west of the site and which is adjacent to the Puckeridge Tributary is in an area of higher flood risk in terms of risk of fluvial flooding and surface water.
- 10.80 Representations have been received from the Parish Council and third parties raising concern with regard to the impact of the development on flood risk and the impact on the existing sewerage system.
- 10.81 The indicative plan submitted shows that the proposed dwellings will be located away from the watercourse to the west of the site and the proposed dwellings are not located in a high flood risk area in terms of fluvial flooding. The development must, however, make appropriate provision for dealing with surface water drainage. The Environment Agency makes no comment in respect of this matter and neither the LLFA nor the Councils Engineers or Thames Water object to the development in terms of Flood Risk.
- 10.82 Having regard to the Environment Agency flood risk maps, it is acknowledged that a very small central part of the site is at a low/medium risk of surface water flooding. However, the development incorporates the provision of attenuation ponds to the west of the site and a swale to the west of the proposed housing to the east of site. The indicative plans indicate that surface water will be stored in those areas and released into the Puckeridge Tributary. The development is able to achieve Green Field runoff rates including allowance for climate change. The proposed sustainable drainage systems will therefore provide appropriate provision for surface water (including a consideration of the small area of low medium risk within the site) and will assist in improving the quality of water before it enters the

receiving water course; provide biodiversity enhancements and an attractive outlook and layout for the proposed development.

- 10.83 With regard to the impact on sewerage treatment no objections are raised in respect of this matter by Thames Water. However a condition is recommended by that statutory consultee requiring the undertaking of further survey work of the existing sewerage system and, in the event that capacity issues are identified, the provision of appropriate mitigation measures to improve the system.
- 10.84 At this point there must be some uncertainty with regard to the significance of this matter. It may be the case the upgrades or reinforcements required are minimal and can be achieved with ease and minimal cost. However, prior to the completion of survey work, an assumption that this will be the outcome is not based on any substantive information. The applicant has not been minded to further pursue this issue at this stage, or is unable to do so because of the timescales that the water company applies to technical assessment of this nature. In the absence of further certainty in relation to this matter, it is considered that some negative weight must be assigned to the impact it may potentially have on the proposals.
- 10.85 The Councils Engineering Advisor and the Environment Agency have identified the potential for the proposals to achieve enhancement and biodiversity gain in relation to the treatment to the watercourse adjacent to the south west boundary of the site. This proactive approach is promoted by the NPPF and current Local Plan and emerging DP and NP policies.
- 10.86 Again, no detail is currently provided with regard to the extent to which the proposals may address this matter. It is not so much the absence of the proposals, but the absence of any clear indication of the impact that such works may have in relation to layout and/ or the viability of the proposals. In the absence of further testing of this matter, negative weight is assigned. In relation to this matter however, it is clear that it could form part of the detailed proposals and there is scope for it to be achieved without any significant impact on the ability of the site to accommodate the identified development.

Other matters

- 10.87 The comments from Herts Ecology and HMWT are noted – there will be no significant harm to protected species that would warrant further ecological surveys, in accordance with policy ENV16 of the Local

Plan. The consultees recommend planning conditions requiring a detailed strategy for enhancing biodiversity and ecology which, in Officers opinion, is necessary and reasonable having regard to the provisions in section 11 of the NPPF.

- 10.88 The site is adjacent to the A120 road which generates significant noise and activity. Protection is afforded by some roadside planting in between the A120 and the application site which is already in place. The Councils Environmental Health Officers have considered this impact and recommend the inclusion of a planning condition requiring that a scheme for noise attenuation measures are provided in respect of internal and external areas of the proposed dwellings.
- 10.89 The comments from the Historic Environment Unit are noted. Trial trenching has been undertaken which has established that there is no archaeology present which would warrant it being designated as a heritage asset. There is however likely to be impact on heritage assets of archaeological significance which can be appropriately mitigated through a planning condition requiring further archaeological work and assessment.
- 10.90 The comments from Environmental Services, Herts Constabulary and Herts Fire and Rescue are noted. These are detailed matters relating to the layout and design of the development and will be considered in detail at reserved matters stage.
- 10.91 Agricultural land classification. The NPPF sets out the impact of development on the use and quality of agricultural land as an economic impact. The use of lower grade agricultural land (grade 3b, 4 and 5) is to be favoured in place of higher quality land (grade 1, 2 and 3a). The applicant has undertaken an assessment of the quality of the land at the site and has established that approx. 80% of the site by area should be classified as grade 3b land or poorer. The remaining 20% can be classified as good quality land, of grade 3b. This better quality land is located in the south west corner of the site.
- 10.92 Given that the site is of some size, this smaller proportion of higher quality land does represent an element of loss. It is that part of the land that would be lost to agriculture if the NP proposals proceeded on the basis that they are in draft form. However, little weight is being assigned to them at this stage and this issue is capable of consideration in the work involved in moving the draft NP through to finalisation. At this stage then some modest harmful weight is assigned to the loss of some higher quality agricultural land at the site.

- 10.93 Mineral potential of the site. HCC advisors in relation to this matter point out that the site sits entirely within the sand and gravel belt as identified in the Hertfordshire Minerals Local Plan. Minerals Policy 5 encourages the opportunistic extraction of minerals for use on site prior to development that would sterilise any potential. Given the currently unknown status of the site with regard to minerals potential it cannot be clear what impact the identification of deposits may have, if any were found. It is considered that further investigation should take place ideally in advance of any determination. However, if the proposals are supported this matter can be controlled as part of the ongoing formulation of proposals for the site. In the absence of that, some, but only limited negative weight is assigned to the lack of investigation at this stage given it may, but is unlikely, to have a significant impact overall.

Whether the development is sustainable

Economic and Social sustainability

- 10.94 With regard to the economic dimension of development, the appeal decision relating to the Cambridge Road site considered that the construction of 24 dwellings would assist the local economy in terms of labour opportunities and demand for materials and services during the construction phase, and that, once the development is occupied there would be additional support for local services. The same situation arises with this application and, of course, on a greater scale. The proposals are considered to impact beneficially therefore in economic terms attracting positive weight.
- 10.95 With regard to the social dimension of sustainability, the appeal decision (paragraph 18 in ERPA) refers to the Council's lack of five year supply of housing and that the land was available immediately for development within five years and would provide 40% affordable homes. This matter is covered and assigned weight above.

Transport sustainability

- 10.96 The relevant policies relating to the provision of measures to support sustainability were set out in relation to infrastructure above. With regard to access to services and village facilities, this issue was considered by the Planning Inspector who dealt with the Cambridge Road proposals. In that case, he acknowledged that these were within an easy cycle ride and within reasonable walking distance. He

noted that, even if a car were used for the purpose of these trips, trips would be very short.

- 10.97 In relation to this site, the western part is within around 0.9km of the amenities in Puckeridge village centre to the north of the site (where there is a small convenience shop, tea room and pubs) and a further 0.5km to the schools (primary and middle), medical centre and community playing fields. The eastern part of the site is further from the village centre of Puckeridge but is closer to the village centre of Standon, via new foot links to Standon Hill (where there is a further small convenience shop) to the east of the site (around 1.2km) and a similar distance to the village schools, medical centre and community playing fields previously referred to.
- 10.98 The same considerations made by the Planning Inspector set out in ERPA relate also to this site. However, in this case, most of the local services and facilities are outside the 800 metre comfortable walking distance cited in the Manuel for Streets whilst cycle distances would remain acceptable and car trips would also remain short.
- 10.99 Whilst cycling and walking within the site can be made attractive, with dedicated provision, using quiet roads or through being located in green spaces, foot and cycle access to the village centre of Puckeridge is likely to be seen by residents as rather convoluted, having to travel generally away from the village within the site before returning north on Cambridge Road.
- 10.100 During the processing of the application the applicant has sought to address this by engaging with landowners of the Cambridge Road site and Poor's Land, to the north of the site, to establish whether pedestrian/cycle links between the development and those sites could be created which would provide routes which are shorter, more direct, more attractive and generally allow further distances to be travelled before trafficked roads have to be joined. Despite those efforts on behalf of the applicant, Officers understand that there has been little interest by the adjoining landowners.
- 10.101 With regard to trips to Standon village centre, again, whilst travel within the site can be catered for and the route will be perceived as more direct, once outside the site, walkers and cyclists will be obliged to travel along the A120 with its significant traffic volumes.
- 10.102 Whilst it may be not for the want of trying, on the part of the applicant, the lack of more attractive and dedicated foot/ cycle routes means that the site performs poorly with regard to Local Plan policy TR1,

emerging District Plan policy TRA1 and NP policy SP20 and 22. The requirements of the Highway Authority in relation to the provision of a robust Travel Plan are noted and it is difficult to anticipate, at this stage, what such a plan may propose, given that the measures to encourage the take up of sustainable transport options appear limited. In a similar vein, the proposals are considered to perform poorly in relation to emerging District Plan policy CFLR9 which encourages new development to maximise new provision of safe and well promoted walking and cycle routes. The current policies are considered to be relevant and up to date in this respect and capable of attracting weight.

- 10.103 The appeal decision in ERPA identifies that there are limitations in public transport which impedes the social credentials of the proposal and which impacts negatively on the environmental role of sustainability in terms of the likely reliance on the use of private car for access to employment and for larger shopping excursions. This impact applies in relation to this site also.
- 10.104 Having regard to the above considerations and the appeal decision, the site is considered, in overall terms, to be reasonably sustainably located with appropriate level of access to a range of local and day-to-day services and facilities within the villages of Standon and Puckeridge. However there are no positive steps being taken to promote sustainable travel or to make the use of alternative travel modes more attractive to access these facilities.
- 10.105 In addition, the majority of major shopping trips and journeys to employment will need to be made to the more significant urban centres of Bishop's Stortford, Hertford, Ware or further afield. There is some access to those centres through use of public transport. However, it is anticipated that the majority of future residents will use private motor vehicles for these trips.
- 10.106 The Highway Authority has indicated the potential for the development to assist with the provision of improved foot links and crossings to enable ease of access to the local public transport provision on Standon Hill. This has not been explored in detail and it cannot be clear, at this stage, that it is possible to implement this provision or that it may not disproportionately impact on the costs of development at the site. In summary on this point, negative weight of some significance is assigned to the performance of the site in transport sustainability terms.

11.0 Conclusion

- 11.1 The Councils position in relation to land supply is acknowledged, it is unable to demonstrate the provision of sufficient land to enable 5 years of supply. These proposals will bring forward land for housing development, providing a significant number of new homes and 40% of which will be affordable. In the absence of finalised Local Plan policies that will increase supply and given the early stage of preparation of the NP, it is acknowledged that the proposals in this respect need to be tested against the requirements of para 14 of the NPPF, setting out that development should be supported unless the harmful impacts significantly and demonstrably outweigh the benefits. Significant positive weight is assigned to the positive aspect of the proposals in relation to the delivery of housing.
- 11.2 Against this, much of the harmful weight assigned to the proposals in the report above is as a result of their outline and hence undetailed nature. Given the outline form, for a development of this scale and significance, this leads to the position where the impact of them in relation to a number of important issues cannot be fully quantified or tested to give the confidence that they will come forward as part of a detailed scheme. An example of this is in relation to the types of housing which the site will enable, targeted at the identified need in the market, for specialist types of provision and to the tenure and size mix of the affordable units. In addition, the applicant acknowledges that there do remain some tasks to undertake which may restrict the early commencement of delivery on the site. The positive weight that is assigned to housing delivery in headline terms is therefore moderated as a result.
- 11.3 It is considered that, regardless of the absence of detail at this stage, the size of the site is such that it has sufficient potential to deliver an acceptable form of development in relation to layout, amenity, density, the provision of infrastructure, the impact on highways infrastructure and safety and surface water drainage requirements. Whilst the proposals are considered to be policy compliant in relation to these matters and therefore sustainable in relation to these matters, the lack of some detail restricts the ability to which further positive weight can be assigned.
- 11.4 Some harmful weight then is applied in relation to the impact of the proposals in the landscape, given the significance of them. Harmful weight is also applied because of the uncertainty in relation to the extent of foul drainage improvements required, the lack of proposals in relation to potential biodiversity and water environment improvements

and the uncertainty in relation to the potential to explore the use of potential minerals at the site. In relation to these last two matters, it is considered that adequate controls can be put in place through conditions such that the harmful weight assigned is very modest.

- 11.5 More significant harmful weight is assigned to the sustainability of the proposals in transport terms. The poor performance of the site in relation to wider transport sustainability is acknowledged. Whilst local services and facilities are available to support day to day needs, most employment and higher order shopping will require more lengthy trips. The ability of alternative methods of transport to provide for these trips is limited and, despite the Highway Authority requirement for a robust Travel Plan, it is unclear what steps could be taken to improve the situation.
- 11.6 Whilst that position is acknowledged and has applied in relation to a number of sites in the smaller settlements in the district, this site also performs poorly in relation to any steps that are taken to encourage local journeys to be taken by sustainable transport modes. No new links are created and those that are available are likely to provide unattractive in encouraging local journeys by sustainable modes. The provision of improved foot links to adjacent bus stops has not been explored. Given the scale of development and the lack of positive measures, more significant harmful weight has been assigned to the proposals in relation to this matter than would normally be the case.
- 11.7 In undertaking a balancing exercise the test set out in the NPPF has been carefully considered. In relation to housing land supply, the Councils policies are acknowledged to be out of date and emerging policies are subject to objection. The test that is set then is that proposals should result in significant and demonstrable harm before permission is withheld. In this case, whilst harm has been assigned to the impact of the proposals in relation to the following matters: poor performance in transport sustainability terms, landscape impact, uncertain foul drainage requirements, lack of attention to potential biodiversity/ water environment gain, loss of some land of good agricultural value and lack of attention to potential mineral value of the site, a number of these can be controlled through the application of conditions or legal agreement requirements.
- 11.8 As a result, it is not considered overall that the harm is of such significance that the benefits of the proposals with regarding to housing delivery, including affordable housing, are outweighed. Accordingly, the proposals are considered to comprise a sustainable form of development overall and it is recommended that permission can be

granted, subject to the requirements of a legal agreement and conditions as set out below.

Legal Agreement

- A financial contribution of £32,000 towards improvement works to the two closest bus stops to the application site on Standon Hill
- The provision of a new pedestrian link in an appropriate location between the site and the westbound bus stop on the A120;
- A financial contribution towards increasing frequency of bus route 331 based upon table 1 in the Hertfordshire County Council Planning Obligations Toolkit 2008;
- A financial contribution toward the monitoring of a Green Travel Plan,
- Childcare contribution towards increasing the number of Ofsted registered childcare places at Standon and Puckeridge Community Centre based upon table 2 in the Hertfordshire County Council Planning Obligations Toolkit 2008;
- Nursery education contribution towards increasing the number of Ofsted registered childcare places at Standon and Puckeridge Community Centre based upon table 2 in the Hertfordshire County Council Planning Obligations Toolkit 2008;
- Middle education contribution towards expansion of Ralph Sadler School by 1 form of entry based upon table 2 in the Hertfordshire County Council Planning Obligations Toolkit 2008;
- Upper education contributions towards expansion of Freman College from 9 forms of entry to 10 forms of entry based upon table 2 in the Hertfordshire County Council Planning Obligations Toolkit 2008;
- A financial contribution toward Youth services provided by HCC in accordance with the Hertfordshire County Council Planning Obligations Toolkit 2008;
- The provision of affordable housing (to comprise 40% of the overall number of units and to constitute 75% affordable rented and 25% shared ownership);

- A financial contribution towards the improvement of parks and public garden facilities within the parish based upon table 8 in the EHDC Planning Obligations SPD;
- A financial contribution towards the provision of outdoor sport in the parish based upon table 8 in the Planning Obligations SPD;
- A financial contribution towards an extension to the Puckeridge Community Centre based up table 11 in the Planning Obligations SPD;
- Details of the provision to be made for Children's play within the site together with details of the management of this provision and details of the management of all amenity areas/ green spaces and any areas and land, including roads and other infrastructure provided within the site which is not to be provided within residential curtilages.
- A financial contribution towards recycling facilities based upon table 10 in the Planning Obligations SPD;
- A financial contribution of £99,340.80 towards improvements to primary General Medical Services (Puckeridge GP surgery);
- A financial contribution of £32,280 towards provision of mental health care at Puckeridge GP surgery;
- Provision to be made for pedestrian and cycle access routes to be created within the development site and land to the east of Cambridge Road (as approved under LPA reference 3/14/1627/OP) and land to the north of the site (known as Poor's Land) to enable and ensure that such links can be created beyond the site if possible in the future without any land control or unreasonable financial impediment;
- The provision of fire hydrants.

Conditions

1. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 and to ensure timely housing delivery.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than two years from the date of this permission.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 and to ensure timely housing delivery.

3. The development hereby permitted shall begin not later than one year from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provision of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010.

4. Approved plans (2E103)
5. Any subsequent reserved matters application for the development shall be based upon the illustrative masterplan (drawing number 84/2202) and layout, density, road hierarchy and character areas as set out in the Design and Access Statement September 2016.

Reason: To ensure that any subsequent reserved matters application is based on the details submitted with the outline application and in the interests of ensuring a high quality layout and design of development in accordance with section 7 of the National Planning Policy Framework.

6. Programme of archaeological work (2E021)
7. Prior to the commencement of the development a phase II investigation as recommended by Peter Brett Associates Phase I Assessment (March 2015) shall be submitted to and approved in writing by the Local Planning Authority. The details of any necessary remediation to deal with potential contamination of the site shall be submitted within any such report. On completion of any necessary reclamation works, the developer shall provide a validation report which confirms that the works have been completed in accordance with the approved documents and plans.

Reason: To ensure that adequate protection of human health, the environment and water courses is maintained.

8. No development shall take place until a scheme for the provision and management of an 8 metre wide buffer zone alongside the Puckeridge Tributary main river shall be submitted to and approved in writing by the

Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To provide enhancement and preservation of the water environment in accordance with policies ENV17 and ENV18 of the East Herts Local Plan Second Review April 2007 and section 11 of the National Planning Policy Framework.

9. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Surface Water Strategy produced by Peter Brett Associates (pba) ref 33212 Rev3 issued 8th November 2016 and the following mitigation measures detailed within the FRA:

- Implement appropriate drainage strategy based on attenuation and discharge into the Puckeridge Tributary.
- Undertake the drainage to include permeable paving, swales and ponds as indicated on drawing Drainage design n.33212/2001/011 Rev P1.
- Providing attenuation to ensure post development discharges from Ponds 1 and 2 equal at QBAR greenfield runoff rates, for all rainfall events up to and including the 1 in 100 year + climate change event.
- The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and reduce the risk of flooding to the proposed development and future occupants in accordance with policy ENV21 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

10. No development shall take place until a detailed drainage strategy based on the principles agreed at the Outline Planning permission stage has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate how it complies with the outline drainage strategy. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- Final drainage strategy supported by full detailed drawings and drainage calculations for all rainfall return periods up to and including the 1 in 100 year + climate change allowance event.
- Full detailed engineering drawings of the design of all the proposed SuDS measures, in line with the latest edition of the SuDS Manual by CIRIA
- Management and maintenance plan for the development which shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure the site can effectively be drained during the lifetime of the development, also preventing the increase risk of flooding both on and off site in accordance with policy ENV21 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

11. At the same time as the submission of the first of the reserved matters submissions, referred to in condition 1 above, there shall be submitted to the local planning authority a scheme which sets out the measures to be taken to improve and/ or naturalise the watercourse present in the south west part of the site and the timescales for their implementation. Once approved the measures shall be implemented as agreed.

Reason: In order to ensure an improvement to the water environment at the site is achieved as part of the development in accordance with the NPPF and policy ENV18 of the East Herts Local Plan Second Review 2007.

12. At the same time as the submission of the first of the reserved matters submissions referred to in condition 1 above there shall be submitted a sewerage impact study which will set out the impact of the proposed development (having regard to other developments) on the sewerage network and any flooding risk. The impact study shall include any mitigation measures required and the timescale for them to reinforce or upgrade to the connecting network. Once agreed in writing by the local planning authority the actions set out in the study shall be implemented as such.

Reason: To ensure that appropriate provision for sewerage is provided for the development.

13. Prior to the commencement of development a Construction Management Plan which shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction

Management Plan shall be adhered to throughout the construction period and shall provide for:

- a) The parking of vehicles of site operatives and visitors;
- b) The number and routing of delivery vehicles and site access;
- c) Loading and unloading of plant and materials;
- d) Storage of plant and materials used in constructing the development;
- e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- f) Protocol for the handling of soil;
- g) Wheel washing facilities;
- h) Measures to control the emission of dust and dirt during construction;
- i) Measures to prevent the pollution of any watercourse;
- j) A scheme for recycling/disposing of waste resulting from demolition and construction works; and
- k) Hours of construction

Reason: To minimise the impact of construction process on the local environment and local highway network.

14. Prior to the commencement of development a Travel Plan for the development as a whole shall be submitted to and agreed in writing by the Local Planning Authority. The Travel Plan shall make provision for relevant surveys, review and monitoring mechanisms, targets, further mitigation, timescales, phasing programme and on-site management responsibilities. Once agreed, it shall be implemented as such and subject to regular review in accordance with the above approved details.

Reason: To ensure that the development traffic is within the predicted levels in the submitted Transport Assessment, to promote sustainable transport measures and maintain the free and safe flow of traffic.

15. Prior to the commencement of development a scheme of noise attenuation measures which will ensure that internal noise levels from external road traffic noise sources shall not exceed the criteria of BS8233,2014 and external amenity areas shall not exceed 50dBLAeq. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure adequate provision of amenity for residents of the new dwellings in accordance with policies ENV1 and ENV25 of the East Herts Local Plan Second Review April 2007.

16. No development shall take place until an Ecological Mitigation and Management Plan is submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of how existing biodiversity will be protected during the construction phase of development and shall include more detailed information based on the recommendations in the Aspect Ecology Report: Ecological Assessment, September 2015.

Reason: To ensure no net loss of biodiversity during the construction of the development in accordance with section 11 of the National Planning Policy Framework.

17. At the same time as the submission of the first of the reserved matters submissions, referred to in condition 1 above, there shall be submitted to the local planning authority an Ecology Management Plan (EMP). The EMP shall set out:
- description and evaluation of the features to be retained and managed on the site to ensure that ecology interests are preserved;
 - management regimes to be applied and the aims and objectives of them in relation to ecology;
 - details of the body or organisation responsible for ongoing management

Reason: To ensure no net loss of biodiversity either during the construction of development at the site or as a result of its longer term use as a site for residential occupation, in accordance with section 11 of the National Planning Policy Framework

18. Prior to the occupation of any of the development hereby permitted there shall be submitted to and approved in writing by the local planning authority a Lighting Design Strategy for Biodiversity (LDSB). The LDSB shall:
- identify those areas/ features on the site that are particularly sensitive for nocturnal species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and,

- show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or from having access to their breeding sites and resting places
- all external lighting shall be subsequently installed in accordance with the agreed specifications and locations set out in the LDSB and these shall be maintained thereafter in accordance with the strategy.

Reason: To ensure that the operation of the development, once occupied, does not result in a harmful impact on biodiversity by virtue of external lighting installed, in accordance with section 11 of the National Planning Policy Framework

19. Prior to the submission of the first of the reserved matters submission referred to in condition 1 above, appropriate survey and ground investigation work shall be undertaken to explore the potential of the site to yield useable minerals and, where it has the potential to do so, the actions which will be taken to ensure the use of those minerals and the timescales within which these will be undertaken. A report of the investigative work undertaken, the outcome of it, and usage actions, if appropriate, shall be submitted to the local planning authority at the same time as the submission of the first of the reserved matters submissions referred to in condition 1 above. Once agreed by the local planning authority, the actions set out in the report, for the usage of any minerals, shall be implemented and undertaken as such.

Reason: To ensure that the potential of the site to realise useable mineral deposits is fully investigated prior to any development which may result in the sterilisation of such deposits in accordance with policy 5 of the Hertfordshire Minerals Local Plan (March 2007).

20. At the same time as the submission of the first of the reserved matters submissions referred to in condition 1 above, there shall be submitted to and agreed in writing by the local planning authority details of measures to be incorporated into the development to demonstrate how 'Secured by Design' accreditation will be achieved. Once approved, the development shall be carried out in accordance with the approved details.

Reason: In the interests of the safety, crime prevention and amenity of future occupiers of the development in accordance with the requirements of the National Planning Policy Framework.

Informatives

1. Highway works (05FC2)
2. Street Naming and Numbering (19SN5)

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 and the way in which the development will address housing land supply issues is that permission should be granted.

KEY DATAResidential Development

Residential density	18 units/Ha	
	Bed spaces	Number of units
Number of existing units demolished		0
Number of new flat units	1	Unknown – outline application
	2	
	3	
Number of new house units	1	
	2	
	3	
	4+	
Total		

Affordable Housing

Number of units	Percentage
unknown	40% proposed

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	Unknown – outline application
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	Unknown outline application
2	2.00	
3	2.50	
4+	3.00	
Total required		
Accessibility reduction	<i>None considered appropriate</i>	
Resulting requirement		
Proposed provision		

Legal Agreement – Financial Obligations

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

Obligation	Amount sought by EH Planning obligations SPD	Amount recommended in this case	Reason for difference (if any)
Affordable Housing		40%	
Parks and Public Gardens	Unknown as outline application	The contribution based on table 8 in the Planning Obligation SPD	n/a
Outdoor Sports facilities	Unknown as outline application	The contribution based on table 8 in the Planning Obligation SPD	n/a
Amenity Green Space	Unknown as outline application	£0	No contribution as on site provision of amenity space
Provision for children and young	Unknown as outline application	£0	No contribution as on site

people			provision of amenity space (LEAP)
Maintenance contribution - Parks and public gardens	£0	£0	No maintenance requirement as no on-site provision
Maintenance contribution - Outdoor Sports facilities	£0	£0	No maintenance requirement as on-site provision will be subject to Management company
Maintenance contribution - Amenity Green Space	£0	£0	No maintenance requirement as on-site provision will be subject to Management company
Maintenance contribution - Provision for children and young people	£0	£0	No maintenance requirement as no on-site provision
Community Centres and Village Halls	Unknown as outline application	The contribution based on table 11 in the Planning Obligation SPD	n/a
Recycling facilities	Unknown as outline application	The contribution based on table 10 in the Planning Obligation SPD	n/a

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East Herts Council
Wallfields,
Pegs Lane
Hertford, Herts
SG13 8EQ

Tel: 01279 655261

Application Ref: 3/15/2081/OUT

Mr William Nichols
Strutt and Parker LLP
66-68 Hills Road
Cambridge
Cambridgeshire
CB21LA

Town and Country Planning Act 1990

DECISION NOTICE

Outline planning for up to 160 houses with all matters reserved except access. Land Off Standon Hill Puckeridge Hertfordshire

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby

Refuse Outline Permission

For the development proposed in your application received 15th October 2015 and registered on 28th October 2015 and shown on the plans as submitted/as amended accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development is/are:

1. The proposal, by reason of the location of new development on the elevated eastern end of the site, would result in a harmful visual impact in the wider landscape and views from the south and west. The harm identified cannot adequately be mitigated and the proposal is thereby contrary to policies ENV1, ENV2, OSV1 and OSV2 of the East Herts Local Plan Second Review April 2007; policies DES1, DES2, DES3 and VILL1 of the pre-submission District Plan 2016; and the NPPF.
2. The location of the site, with limited opportunities for future residents to make significant use of sustainable and active means of transport and because of the scale of development proposed, is such that it performs poorly in transport sustainability terms with limited prospect that the harm caused as a result of this can be mitigated. As a result, the proposals are contrary to the aims of policies TR1 and TR4 of the East Herts Local Plan Second Review April 2007; policies TRA1 and TRA2 of the pre-submission District Plan 2016 and section 4 of the NPPF.
3. The proposal would result in additional vehicular movements at the junction of Cambridge Road/A120, which is already perceived to operate poorly in highway safety terms, thereby exacerbating the harm to both vehicular and pedestrian highway users. The proposal is thereby contrary to the aims and objectives of national planning policy set out in the NPPF and policies TRA1 and TRA2 of the pre-submission District Plan 2016.

Informatives:

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

This Decision Relates to Plan Numbers:

8422/01 - Location Plan

Kevin Steptoe
Head of Planning and Building Control

Dated: 8th February 2017

 Signed: *Kevin Steptoe*

SEE ATTACHED NOTES



East Herts Council
Wallfields,
Pegs Lane
Hertford, Herts
SG13 8EQ

Tel: 01279 655261

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under Section 78 of the Town and Country Planning Act 1990, or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- If this is a decision to refuse to planning permission for a Householder application and you wish to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.
- If you want to appeal against your Local Planning Authority's decision for any other type of application then you must do so within six months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0303 444 5000) or online at www.gov.uk/government/organisations/planning-inspectorate.
- The Secretary of State can allow a longer period of giving notice of an appeal, but he will not be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to any provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals under the Control of Advertisement Regulations

The same provision relating to rights of appeal against the Local Planning Authority's decision applies to advertisements with the following differences:

- Notice of appeal must be given in writing to the Secretary of State within 8 weeks from the date of this notice.
- The notice of appeal must be accompanied by a copy of the following documents:
 - (a) The application forms
 - (b) All relevant plans and particulars
 - (c) This notice of decision
 - (d) All other relevant correspondence with the Authority

The Secretary of State may require a statement of additional matters from either the applicant or the Local Planning Authority, and may with the agreement of both the applicant and the authority determine the appeal without affording an opportunity to appear before an Inspector.

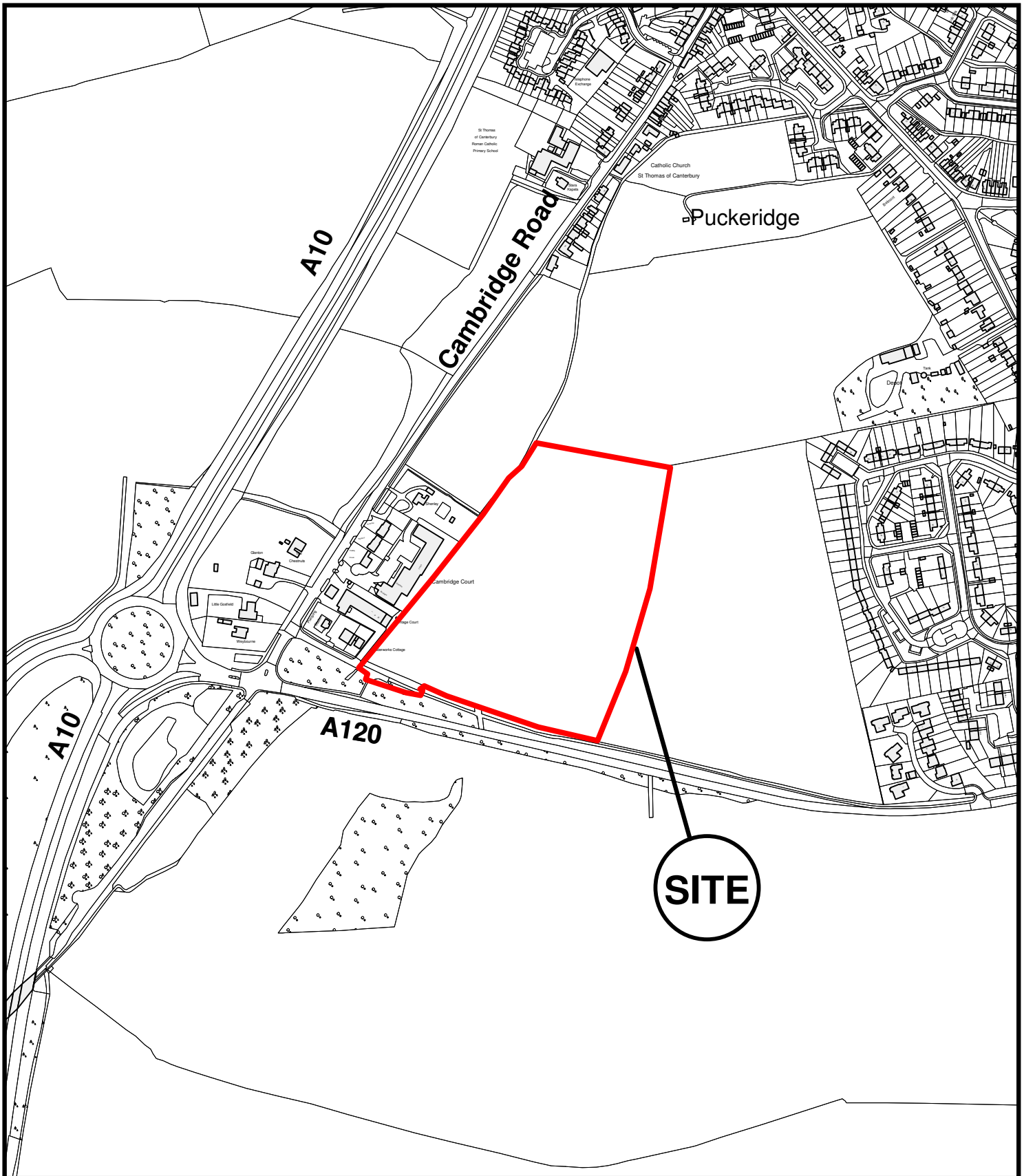
Purchase Notices

- If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Section 169 and related provisions of the Town and Country Planning Act 1971.

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East Herts Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ
Tel: 01279 655261

Address: Western Part Of Cafe Field, Old Standon Hill, Puckeridge, Herts

Reference: 3/17/1055/OUT

Scale: 1:5000

O.S Sheet: TL3822

Date of Print: 2 October 2017

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Public Inquiry and Hearing Dates
All Hertford Council Chamber unless specified

Application	Case Officer	Address	Proposal	Procedure Type
3/16/1877/OUT	Lisa Page	Former Brickfields Off Cole Green Way Hertingfordbury Hertford SG14 2LF	Erection of Low Carbon Continuing Care Retirement Community comprising of: 80 Bed Care Home and up to 96 c2 Flexi Care / Assisted Living Units. Shared Communal Facilities including Swimming Pool, Gymnasium, Day Centre, Therapy Rooms, Restaurant, Store/Post Office, and Public Woodland Walking Areas. All matters reserved.	Public Inquiry 16/01/2018
3/17/0781/FUL	Lisa Page	Wheelwrights Farm Rowney Lane Dane End Ware SG12 0JY	Change of use of land from use for stabling/keeping horses to a mixed use for stabling/keeping horses and as a residential caravan site for one Gypsy family, including stationing of one mobile home, one touring caravan, laying of hardstanding, improvements of existing access and installation of septic tank - Retrospective application	Informal Hearing 21/11/2017

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DEVELOPMENT CONTROL

Major, Minor and Other Planning Applications

**Cumulative Performance for
August 2017**
(calculated from April 2017)

	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17
<i>Total Applications Received</i>	202	436	689	938	1145	1390						

<i>Percentage achieved against Local and National Targets</i>	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Targets for Local Performance (set by East Herts)	National Targets (set by Government)	
Major %	100%	100%	100%	93%	80%	85%							Major %	60%	60%
Minor %	97%	90%	86%	84%	84%	83%							Minor %	80%	65%
Other %	93%	91%	88%	89%	89%	89%							Other %	90%	80%

<i>Appeals</i>	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17
Total number of appeal decisions (Monthly)	7	6	12	11	5	5						
Number Allowed against our refusal (Monthly)	2	2	2	5	2	1						

Total number of appeal decisions (Cumulative)	7	13	26	37	43	47						
Number Allowed against our refusal (Cumulative)	2	4	6	11	13	14						

AGENDA ITEM NO. 6D

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