

5b 3/11/1927/FP – Erection of 16 dwellings and creation of access at land south of 10 Acorn Street, Hunsdon for Croudace Homes Ltd

Date of Receipt: 16.11.2011

Type: Full – Major

Parish: HUNSDON

Ward: HUNSDON

RECOMMENDATION

That, subject to the applicant entering into a S106 agreement requiring the following matters:

- The provision of six affordable dwellings comprising of 4no. 2 bed units and 2no. 3 bed units;
- A financial contribution of £38,210 towards secondary education, £2,484 towards childcare, £722 towards youth and £2,776 towards libraries;
- A financial contribution of £28,000 towards the provision for traffic calming and safety enhancement measures and to promote sustainable transport measures;
- A financial contribution of £5,100 towards Parks and Public Gardens, £13,250 towards Outdoor Sports Facilities and £2,295 towards Children and Young People;
- 15% of the dwellings shall be constructed to 'Lifetime Homes' standard
- The provision of fire hydrants.

That planning permission be **GRANTED** subject to the following conditions:

1. Three Year Time Limit (1T121)
2. Levels (2E051)
3. Samples of materials (2E123)
4. Obscured glazing (2E183)(insert:- flank elevation of plot 13)
5. Refuse disposal facilities (2E243)
6. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

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- Methods for accessing the site;
- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to control the emission of dust and dirt during construction;
- A scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To ensure that the construction works and associated activity are acceptable in terms of amenity of the area and highway safety.

7. Construction hours of working - plant and machinery (6N053)
8. No development shall take place until a scheme for the implementation of energy efficiency measures within the development to secure at least 10% of the energy supply of the development from decentralised and renewable or low-carbon sources, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development assists in reducing climate change emissions in accordance with policy ENG1 of the East of England Plan May 2008 and policy SD1 of the East Herts Local Plan Second Review April 2007.

9. No development shall take place until the following components to deal with the risks associated with contamination of the site have been submitted to and approved in writing by the Local Planning Authority:

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- A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the site.
- A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall then be carried out in accordance with the approved details.

Reason: In the interests of groundwater protection, in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007 and Planning Policy Statement 23: Planning and Pollution Control.

10. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. If piling is found to be necessary the development shall be carried out in accordance with the approved details.

Reason: In the interests of groundwater protection, in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007 and Planning Policy Statement 23: Planning and Pollution Control.

11. All existing trees, hedges and hedgerows shall be retained, unless shown on the approved drawings as being removed. All trees, hedges and hedgerows on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority in accordance with relevant British Standards, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees, hedges or hedgerows become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree, hedge or hedgerow dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees, in accordance with policies ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

12. Notwithstanding the details shown on the approved drawings, no development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include a) means of enclosure; b) hard surfacing materials; c) planting plans; d) schedules of plants noting species, planting sizes and proposed numbers/densities and e) a timetable for implementation.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.

13. All hard and soft landscape works shall be carried out in accordance with the details approved pursuant to Condition 12. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority. Any trees or plants that, within a period of 5 years after planting are removed, die or become damaged or defective shall be replaced with others of the same species, size and number as originally approved unless the local planning authority has given written consent to any variation.

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Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.

14. Retention of parking spaces (3V204)
15. Vehicular use of garages (5U10)
16. The development hereby permitted, shall not be occupied until such time as traffic calming measures in the vicinity of the access to the site have been implemented to the satisfaction of the Local Planning Authority, in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of highway and pedestrian safety.

17. Approved plans (2E102)

Directives:

1. Other Legislation (01OL)
2. Planning Obligation (08PO)
3. Street Naming and Numbering (19SN)
4. Highways Works (05FC2)
5. Groundwater protection zone (28GP1)(insert Hadham Mill)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the 'saved' policies of the East Herts Local Plan Second Review April 2007), and in particular saved policies SD2, HSG3, HSG4, HSG6, GBC3, TR1, TR2, TR7, TR8, TR14, ENV1, ENV2, ENV3, ENV9, ENV11, ENV20, LRC9, OSV1, OSV4 ad IMP1. The balance of the considerations having regard to those policies and the grant of outline planning permission within LPA reference 3/08/0569/OP is that permission should be granted.

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1.0 Background:

- 1.1 The application site is located on the southern edge of the village of Hunsdon. The site forms an area of some 0.4 Ha, with an irregular shape, narrower at the entrance with the road frontage, increasing in width within the site. The site appears generally as 'scrubland' with some mature shrubs, significant hedging on the southern boundary, a mature tree to the frontage of the site and other mature trees bounding properties to the north within Wicklands Road. A public footpath dissects the site running from the road across the site to the east into open agricultural fields. The application site is shown on the attached OS extracts.
- 1.2 The application seeks consent for 16 dwellings, 6 of those being affordable. The application proposes 4no. 4 bed dwellings, 8no 3 bed detached dwellings and 4no 2 bed dwellings. A total of 36 parking spaces are proposed, with also garages proposed for some of the dwellings. The proposed access to the site is at the western boundary of the site with Acorn Street. Pedestrian footways are proposed along the frontage of the site with Acorn Street, and would extend into the development in the northern part of the site.
- 1.3 The site is covered with rough scrub, with some mature trees contained within the site and substantial hedging to the eastern and southern boundaries. The application is accompanied by a Tree Survey and Report which assesses the condition of the trees and the impact of the development on the existing landscaping. The survey identified that there are a variety of trees within the site, sycamores, hawthorns, Norway maple, elder and a fruit tree, with the most significant tree being the ash tree at the front of the where it bounds Acorn Street. Some of the other trees within the site are proposed to be removed.

2.0 Site History:

- 2.1 The site has been the subject of the following applications:-
- Planning permission was granted within LPA reference E/1653-49 for the use of a hut for temporary builders storage;
 - Planning permission was refused within LPA reference E/702-73 for the erection of five detached dwellings;
 - Planning permission has most recently been granted outline planning permission within LPA reference 3/08/0569/OP for the erection of 16 dwellings.

3.0 Consultation Responses:

- 3.1 Veolia Water comments that the site is located within the groundwater protection zone of Hadham Mill pumping station. This is a public water supply and the construction works associated with the development should be carried out in accordance with the relevant British Standard and Best Management Practices.
- 3.2 The Environment Agency comment that the development proposal will only be acceptable if planning conditions are attached with any grant of planning permission. Those conditions include matters relating to decontamination of the site, no drainage or infiltration of surface water into the ground and no piling or other foundation designs using penetrative methods.
- 3.3 The Councils Housing Development Officer comments that the application includes the provision of six affordable houses which is in accordance with the New Homes Affordable Housing Brief. The affordable units consist of 4no 2bed and 2no 3 bed houses which is acceptable (plots 7-12). There should be a tenure split of 75% rental and 25% shared ownership.
- 3.4 Thames Water comment that they do not have any objections to the planning application. They set out that surface water drainage is the responsibility of the developer and it is recommended that storm water flows are attenuated or regulated into the receiving public network through on or off site storage.
- 3.5 Hertfordshire County Council Spatial and Land Use Planning Minerals and Waste team comment that the County Council seek to promote sustainable management of waste in the County which includes re-use of unavoidable waste where possible and the use of recycled materials where appropriate to the construction. Policies 3, 7 and 8 of the Hertfordshire County Council Waste Local plan 1999 are relevant. A site waste management plan is required for the development proposal which aims to reduce the amount of waste on site and where that waste is taken to.
- 3.6 The Ramblers Association comment that Public Footpath 20 runs through the site and diversion of that footpath must be carried out by appropriate legal procedures. The footpath should be at least 2metres in width.
- 3.7 The County Councils Development Services team comment that as the application is for 16 residential dwellings it falls above the current

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threshold where financial contributions are sought to minimise the impact on Hertfordshire County Council Services for the local community. The following contributions are sought:-

- Secondary Education - £38,210;
- Childcare - £2,484;
- Youth - £722;
- Libraries - £2,776.

- 3.8 The Councils Engineers comment that the site is located entirely within flood zone 1. There are no flood incidents recorded for the site and the site is shown as situated away from surface water inundation zones. The development does result in an increase in the amount of impermeable areas with subsequent risk of flooding to the highway and residencies. The Design and Access statement makes reference to sustainable drainage systems and comments that the existing sewerage system is sufficient for connection of this development site. It is recommended that the development make use of above ground SUDSs (Sustainable Drainage Systems), including, retention/detention ponds, swales as these will provide amenity value whilst providing flood protection. It is not recommended that the development make use of below SUDs as this would not necessarily give any enhancements to amenity value and are more problematic to operate. Green roofs and harvesting water butts could be utilised.
- 3.9 The Conservation Officer comments that the layout is of concern, in that the dwelling located behind no. 10 to the north of the site does not address the street. This is considered to result in an uncharacteristic introduction to the village which, in conjunction with the gable end of plot 7, which terminates the views of the development, is uncharacteristic of the wider setting. The Conservation Officer recognises that the site is constrained by an existing footpath but that this would not necessarily restrict the re-orientation of plots 13-15 and the arrangement of plot 7.
- 3.10 The Landscape Officer recommends approval of the application. The Officer comments that tree protection measures are required in accordance with BS 5837:2005 to safeguard the health and viability of the 'off site' trees abutting the northern boundary and the ash tree at the front of the site. The application does not include hard or soft landscape details although the overall site plan and arrangement of dwellings, gardens, roads and footpaths is acceptable. The proposed layout shows an existing hedge to be retained along the eastern boundary although this appears to have been removed. The northern boundary of the central car park abuts the boundary fence leaving no space for soft

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landscape provision which results in a potentially bland appearance for this central space which is only mitigated by the presence of the existing off-site apple tree in the rear garden of the adjoining property.

- 3.11 Hertfordshire County Highways comment that they do not wish to restrict the grant of planning permission. The Highways Officer comments that, given the 2008 approval of planning permission for residential development, the principle of this development proposal is acceptable. The Highways Officer comments that it is disappointing that the application does not include details of traffic calming measures which were previously identified in the 2008 approval. The Highways Officer considers that funding for traffic calming is likely to be in the region of £10,000, and they recommend that this be required through a legal agreement. In addition, and in accordance with the Planning Obligation SPD a further accessibility contribution of £18,000 is required which could be used to fund further speed reduction measures to assist with improving pedestrian accessibility between the site and the village centre.

County Highways comment that the Highway Authority is not prepared to consider adopting the estate road as a public highway. However, the scheme has largely been prepared in accordance with the HCC design guide 'Road in Herts and the Manual for Streets. The estate layout allows for penetration by refuse collection, service and emergency vehicles and an appropriate level of parking provision is provided.

4.0 Parish Council Representations:

4.1 Hunsdon Parish Council makes the following comments:

- The Parish Council is concerned about the lack of safe pedestrian access into the village centre and consider that there should be a footpath linking the development site with the village along Acorn Street. Where this is not possible due to land ownership issues, the Parish would wish to see the provision of traffic calming to slow vehicle speed entering the village;
- The Parish Council are intending to erect a bus shelter in Acorn Street near the Crown Public House and would welcome any funding through the Sustainable Transport Contribution;
- The Parish Council would welcome financial support for the Village Hall, Football pitches and the Children's Play area which all form part of the Parish Councils ownership;
- The Parish Council consider that financial contributions should be directed towards the Primary School which is near capacity;

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- The Parish Council is concerned with the impact of the development in terms of construction and construction workers vehicles and the impact on local roads;
- The Parish Council consider that, in respect of affordable housing provision, a greater proportion or all of the affordable units should be intermediate housing, not social housing. The Parish Council consider that the standard split of affordable housing (75% social rented and 25% shared ownership), to be based on the 2004 Housing Needs Survey and, since that date there has been an increase in house prices which means that it is difficult for first time buyers to purchase properties. The provision of shared ownership properties would assist in meeting market demands. In addition, the Parish consider that they have a disproportionate number of social rented housing (88) which is higher on average over the district. A greater level of shared ownership would assist in rebalancing the demographic in the village.

5.0 Other Representations:

- 5.1 The applications have been advertised by way of press notice, site notice and neighbour notification.
- 5.2 Two letters of representation have been received which can be summarised as follows:
- Plot 13 will result in a loss of amenity to no 4 Wicklands Road, in terms of overlooking and loss of privacy;
 - The existing main sewer is insufficient to deal with the additional capacity of the development site.

6.0 Policy:

- 6.1 The relevant 'saved' Local Plan policies in this application include the following:
- SD2 – Settlement Hierarchy
 - GBC3 – Appropriate Development in the Rural Area Beyond the Green Belt
 - HSG2 – Phased Release of Housing Land
 - HSG3 – Affordable Housing
 - HSG4 – Affordable Housing Criteria
 - HSG6 – Lifetime Homes
 - TR2 – Access to New Developments
 - TR7 – Car Parking – Standards

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- TR8 – Car Parking – Accessibility Contributions
- ENV1 – Design and Environmental Quality
- ENV2 – Landscaping
- ENV3 – Planning Out Crime – New Development
- ENV9 – Withdrawal of Domestic Permitted Development Rights
- ENV11 – Protection of Existing Hedgerows and Trees
- ENV20 – Groundwater Protection
- LRC9 – Public Rights of Way
- OSV1 – Category 1 Villages
- OSV4 – Housing Allocations – Category 1 Villages
- IMP1 – Planning Conditions and Obligations

7.0 Considerations:

7.1 The planning considerations relevant to this application include:-

- The principle of development;
- The acceptability of the proposed layout and design;
- Highway safety matters and parking;
- The impact on neighbour amenity;
- The impact on landscape features and public right of way and;
- Affordable housing and financial contributions.

The principle of development

7.2 The proposal comprises a Local Plan Housing Land allocation site (policy OSV4 of the Local Plan) and the principle of residential development is therefore acceptable and has been accepted through the previous grant of outline planning permission. This is a Phase one development site which, as identified in policy HSG2, means that there is no restriction on the release of the land for development.

Appropriateness of the chosen layout and design

7.3 Within the previously approved planning application, LPA reference 3/08/0569/OP, matters of layout and scale were considered to be acceptable. The development now proposed is very similar to that previously approved, in terms of layout and scale, which is a material consideration of significant weight. The layout of the development has been influenced by the existing public footpath which dissects the site in an east to west axis. The access road follows the same line as the footpath, which creates a 'linear' form of development, with dwellings fronting the access road and footpath, and the creation of a smaller enclosure of dwellings fronting onto a parking area further within the development serving plots 11-15.

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- 7.4 Concern is raised by the Conservation Officer in respect of the relationship of plots 7 and 15 which are side onto the street scene. However, the layout proposed is considered to be broadly in keeping with the pattern and form of development within the immediate and wider locality. To the immediate north of the site is the housing estate of Wicklands Road. That estate also benefits from a linear form of development with houses fronting onto the access road. To the immediate west of the application site are the listed buildings of the Old Rectory and Francis Chapel which are striking and interesting buildings from the road frontage and which benefit from generous amenity space. Further to the north is the historic core of the village which lies within the Conservation Area.
- 7.5 The proposed layout does differ from LPA reference 3/08/0569/OP, in terms of the provision of detached garages - plots 1-6 and 16 now benefit from single garages. Those garages are generally of modest proportions which appear to assimilate well with the chosen design for the dwellings and provide a separation between dwellings. The garages do however result in a slightly reduced level of garden amenity for those dwellings. However, the resultant amenity space for those properties with garages and the other dwellings is considered to be acceptable in this case.
- 7.6 In Officer's view, having regard to the layout and scale of development previously approved within LPA reference 3/08/0569/OP, the proposed development is considered to offer an appropriate pattern of development which reflects the structure and layout of the surroundings.
- 7.7 The proposed design of the buildings varies across the site with the provision of detached, semi-detached and terraced buildings. The design of buildings within the village varies, from the more contemporary buildings of Wicklands Road to the varied and historic core of the village where the evolution and growth of the built form is evident through the differing forms, design and articulation of buildings. The proposed development includes various elements and design features from the surroundings with the provision of a row of traditional terrace dwellings, gable and hip roofs. The overall form, massing and arrangement of dwellings together with the mixed palette of materials including brick, boarding and render are considered to create a design of building that would appear in keeping with the character and appearance of the surroundings and respect the local distinctiveness of Hunsdon.
- 7.8 To ensure that the palette of materials is of high quality and is appropriate to the surroundings, it is necessary and reasonable to require samples of materials through a planning condition.

Highway safety matters and parking

- 7.9 Within the previously approved outline planning application, LPA reference 3/08/0569/OP, the proposed access and internal road layout was considered to be acceptable. Within the legal agreement relating to that previous approval there was a requirement for the applicant to pay a contribution towards the provision for traffic calming and safety enhancement measures and to promote sustainable transport measures. The Highways Officer has reviewed the proposals in this application and sets out that traffic calming measures are required. As the exact form of such features are yet to be determined, the Highways Officers recommends that the matter be dealt with through the provision of a financial contribution of £10,000, which would be used to finance traffic calming measures. In addition, and in accordance with the Planning Obligations SPD, there is also a requirement for a financial contribution of £500 per vehicular space towards sustainable transport measures which equates to a further contribution of £18,000. The Highways Officer sets out that a proportion of that contribution could be further used to assist with speed reduction measures to assist with improving pedestrian access between the development site and the village.
- 7.10 The comments from the Parish Council set out that there should be a pedestrian footway linking the development with the existing footway and the village beyond. There is a pedestrian footway on the eastern side of Acorn Street but this terminates at number 8/9 Acorn Street and does not extend all the way to the application site. The provision of a pedestrian footway linking the application site to that existing footway is not therefore possible as this land falls outside the ownership of the applicant. This highlights the importance of securing financial contributions which, as indicated above, could be used to assist with improving pedestrian access between the development and the village.
- 7.11 In accordance with those considerations and, having regard to the requirements of the Planning Obligations SPD and the HCC Planning Obligations Toolkit the financial contributions recommended by the Highways Officer are considered to meet the tests set out in S122 of The Community Infrastructure Levy Regulations (CIL) 2010. To ensure that the traffic calming measures are implemented, Officers recommend the inclusion of a planning condition, requiring that the traffic calming measures be implemented prior to the first occupation of any of the dwellings. Such a condition is considered to be necessary and reasonable in the interests of pedestrian and highway safety.

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7.12 In accordance with Policy TR7 and TR13 of the Local Plan Second Review, appropriate car and cycle parking provision should be made. The maximum standards are set out in Appendix II of the Local Plan and the Council's Vehicle Parking in New Developments Supplementary Planning Document (SPD). The proposed development allows for the provision of 36 parking spaces which equates to 2 approximately spaces per dwelling. The level of parking is in accordance with the maximum standard of 36 spaces, as required by policy TR7 of the Local Plan. The level of parking is therefore considered to be acceptable. To ensure that the spaces proposed for parking are retained as such and in the interests of highway safety, it is considered to be necessary and reasonable to implement a planning condition restricting the spaces for vehicular parking and garaging.

Neighbour amenity

7.13 The main planning considerations in relation to neighbour amenity impact involve properties, 2-8 Wicklands Road and No 10 Acorn Street. As set out above, the proposed layout is very similar to that previously granted planning permission at outline stage. Properties 2-8 Wicklands Road benefit from a rear garden space of 16-18 metres in length up to the boundary of the application site. Plots 12 and 13 are nearest to the boundary with those properties – they are set side onto the boundary with a further distance of 1.8-2.6metres to the boundary. No window openings are proposed on the flank elevation of plot 12 which fronts onto the rear gardens of No 6-8 Wicklands. A landing window is proposed on the flank elevation of plot 13. Officers are mindful of the relationship of that window with the neighbouring properties – 2-6 Wicklands Road, and it is considered to be necessary and reasonable to require that window to be obscure glazed, in the interests of the amenity of those properties.

7.14 Turning to the impact on No10 Acorn Street, Officers are of the opinion that the proposed dwelling is an appropriate distance (16metres) and orientation (side on), such that there will not be a significant impact on the amenity of that property in terms of overlooking, loss of light or privacy.

The impact on landscape features

7.15 The comments from the Landscape Officer are noted. In broad terms the proposed development is not considered to result in significant harm to existing landscape features. The Landscape Officer recommends that existing landscape features, including the ash tree to the front of the site and trees abutting the northern boundary are protected from damage during construction, this can be achieved through a planning condition

which, in the interests of the amenity of the site and surroundings, is both necessary and reasonable.

- 7.16 The application does not provide significant levels of information in respect of hard and soft landscaping. The Landscape Officer comments that the parking area to the front of plots 11-15 is close to the boundary and there is limited opportunity for soft landscaping with the boundary which may result in a potentially bland appearance. However, this is not raised as a reason for refusal by the Landscape Officer and it is considered that the provision of a carefully considered landscape scheme would address any such concerns. Overall, given the lack of detailed information on the proposed plans, it is considered that the provision of a landscape condition would be both necessary and reasonable in ensuring that the development provides appropriate landscaping to soften the impact of the development with the surroundings.

The impact on the public right of way

- 7.17 As noted above, Public Footpath 20 dissects the site. The proposed development does not seek consent to remove or alter that footpath. The Ramblers Association have commented in the consultation process that the right of way should be at least 2 metres wide and that any diversion of the footway should be undertaken by the appropriate legal procedures. Officers can confirm that the public right of way is a minimum of 2 metres wide, in accordance with the comments from the Ramblers Association and Policy LRC9 of the Local Plan. Officers recommend the inclusion of a directive advising of the applicant of the procedures necessary relating to any diversion of the footpath.

Affordable Housing and Lifetime Homes

- 7.18 The application includes provision for 6 units of affordable housing which represents 40% provision in accordance with policy HSG3. Policy HSG4 states that the size, type and tenure of affordable housing will be determined by, amongst other things, the availability of public subsidy. Consultation with the Councils Housing Team indicates that the provision of 4no. 2 bed houses and 2no. 3 bed houses within plots 7-12 is acceptable and that the tenure mix should be 75% rental and 25% shared ownership.
- 7.19 The Parish Council have raised concern with the tenure mix and comment that it should be 100% shared ownership. The Housing Team have however commented that the New Affordable Homes

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Commissioning Brief is a district-wide policy. The approved outline scheme (3/08/0569/OP) has an agreed S106 which complies with the 75%/25% split. The information provided by the Parish Council that there is already a higher percentage of affordable homes in the parish than the rest of the district does not mean that additional affordable homes for rent are not required to meet the needs of the Housing Register. This scheme provides 2 and 3 bed houses for families which provides the opportunity of mobility for young growing families to be accommodated in the district which are much needed. In accordance with the comments from the Housing Team, Officers are satisfied that the tenure mix provided is acceptable, in this case.

- 7.20 The application should also make provision for 15% lifetime homes in accordance with policy HSG6; this will also need to form part of the legal agreement in order to ensure delivery.

Financial contributions

- 7.21 As the application is for 16 residential units, the need for financial contributions is required under the Council's Planning Obligations SPD and the Herts County Council (HCC) Planning Obligations Toolkit. HCC have confirmed that they will require contributions towards secondary education, childcare, youth and library facilities. Those figures are set out at the head of this report. The contributions sought are based on the number of units and bedrooms proposed, and the figures 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 S122 of The Community Infrastructure Levy Regulations (CIL) 2010.
- 7.22 The Parish Council have commented that the secondary contribution sought by the County Council should be directed to the local JMI School. HCC have however confirmed that the most recent data does not suggest that there will be more pupils for whom Hunsdon JMI is their nearest school than there are places. The forecast for the primary school planning area wherein Hunsdon lies indicates that there is an acceptable surplus of places for the duration of the current forecast. HCC acknowledge that Hunsdon JMI itself is currently full in most year groups, but that the development subject of this application is a very small development and it would be difficult to justify a S106 primary contribution based on this.
- 7.23 The East Herts Council SPD also requires standard contributions towards open space provision, children and young people, recycling

facilities, community centres and village halls. The Council's PPG17 audit identifies that there are deficiencies in the provision of parks and public gardens, outdoor sports facilities, and facilities for children and young people. It should however be noted that the PPG17 audit is not precise in how it assesses deficiencies in particular locations, such as outlying villages. What must therefore be considered is whether there is a need for such contributions arising from the development now being considered and where such contribution would be focused in order to mitigate against the impact of the development.

- 7.24 In respect of these matters, Officers have consulted with the Councils Leisure Services Manager and the Environmental Manager. It seems that the recreational land and community facilities are within the ownership of the Parish Council. The Council have received comments from Hunsdon Parish Council, who indicate that in respect of contributions towards parks and public gardens that contributions of the sum £5,100 are needed for outdoor furniture and storage space within the gardens of the village hall and play area and for bins, benches and other soft landscaping at other open spaces under the control of the Parish Council. The Parish comment that, in relation to outdoor sports facilities, that there is need for contributions totalling £13,250 towards the football pitches and tennis courts and the provision of a multi-play area. The Parish also set out that contributions for children and young people could also be allocated towards a shade canopy, tepee and artificial all weather play area which totals £2,295.
- 7.25 Having regards to the comments from the Parish Council and, taking into account the requirements of the Planning Obligations SPD, the above mentioned open space contributions are considered to meet the tests set out in S122 of The Community Infrastructure Levy Regulations (CIL) 2010.

Other matters

- 7.26 The Environment Agency have commented on the application and set out that planning conditions should be attached relating to decontamination of the site. The conditions recommended reflect those suggested by Environmental Health. In the interests of groundwater protection and, in accordance with policy ENV20, it is considered to be necessary and reasonable to attach planning conditions relating to groundwater protection.
- 7.27 The Parish Council raises concern with the impact of the development during the construction phase and the impact on the local road infrastructure. To address this concern and, in the interests of amenity

and road safety, Officers consider that it is necessary and reasonable to impose a planning condition requiring a construction method statement covering all aspects of the development, and a condition restricting the hours of operation of plant and machinery.

7.28 Policy ENG1 of the East of England Regional Plan requires that development proposals should encourage the supply of energy from decentralised, renewable and low carbon energy sources that new development of more than 10 dwellings should secure at least 10% of their energy from decentralised and renewable or low-carbon sources. The applicant has not provided any details in respect of the potential to use sustainable energy resources. However, given the requirements of policy ENG1 of the Regional Plan it is considered to be necessary and reasonable to require this through the provision of a planning condition.

8.0 Conclusion:

- 8.1 The application site is located within an allocated housing site. In principle the residential development of this site is acceptable. The development is not considered to result in a cramped development or overdevelopment of the site. Outline planning permission has previously been granted which considered the access, layout and scale of development to be acceptable. The development proposal now presented is very similar to that outline consent and is considered to have proper regard to the layout and grain of development within the immediate and wider locality. The proposed layout, scale and design of development is considered to respect local distinctiveness. The proposed development is considered to be acceptable in access and parking terms and will not result in a significant impact on highway safety.
- 8.3 Planning Obligations are identified in this report as being necessary to mitigate the impact of the development on local infrastructure and, the provision of affordable housing will meet the local needs and the strategic targets of the Council in providing such levels of accommodation. These are matters which Officers advise are resolved through a S106 agreement in the normal way.
- 8.4 Subject to the signing of that S106 agreement and the provision of the suggested planning conditions, Officers therefore recommend that planning permission is granted.