

## DEVELOPMENT MANAGEMENT COMMITTEE – 25 MAY 2016

<b>Application Number</b>	3/16/0115/FUL
<b>Proposal</b>	Erection of 57 units of Assisted Living Extra Care (Use Class C2) accommodation for the frail elderly and 24 units of Retirement Living (C3) ' Sheltered Accommodation' including communal facilities and car parking – amended details
<b>Location</b>	Sovereign House, Hale Road, Hertford
<b>Applicant</b>	McCarthy and Stone
<b>Parish</b>	Hertford CP
<b>Ward</b>	Hertford – Castle

<b>Date of Registration of Application</b>	19 January 2016
<b>Target Determination Date</b>	24 June 2016
<b>Reason for Committee Report</b>	Major application
<b>Case officer</b>	Tim Hagyar

### **RECOMMENDATION:**

That planning permission be **GRANTED** subject to a Section 106 agreement and to the conditions set out at the end of this report.

#### **1.0 Summary**

- 1.1 The proposal is for the erection of 57 assisted living units and 24 retirement homes around an internal courtyard. The 1960's office block, Sovereign House, has recently been demolished following the grant of planning permission for 83 dwellings on the site in 2014.
- 1.2 There is no objection in principle to the development which provides residential accommodation and now an additional element of employment. The size and design of the buildings is similar to that previously approved and the development provides for basement parking and public realm enhancements around the site in a similar manner to the earlier approved scheme. It relates well to, and will facilitate the redevelopment of, the corner Elburt Wurlings site and the proposal is considered to be acceptable having regard to the context of the site and the surrounding area.
- 1.3 The neighbour impacts, highway and parking provisions of the development are considered to be satisfactory and appropriate Section 106 mitigation for health and housing impacts are included.

## **2.0 Site Description**

- 2.1 The site comprises an area of land on the south side of the A414, Gascoyne Way in Hertford as shown on the attached OS extract. The site recently been cleared of the 1960's office block known as Sovereign House.
- 2.2 The site is bounded by flats to the west; the Police Station to the east and Richard Hale School to the south. The site slopes down from south to north towards the A414, Gascoyne Way. Wesley Avenue lies to the east of the site and comprises a footpath which is linked by subways to the south and north. Pegs Lane, on the western side of the site is an access only road and a popular walking route towards the town centre.
- 2.3 The site is within the Hertford Conservation Area.

## **3.0 Background to Proposals**

- 3.1 The application proposes the erection of a mix of 'Assisted Living' Extra Care Units (Use Class C3) and Sheltered Housing (Use Class C2). The provision is within two blocks of 5 to 6 storeys in height and comparable to the approved residential scheme. Basement parking for 52 spaces is accessed via a ramp on Pegs Lane with 3 surface spaces retained off Pegs Lane for visitor parking. Public realm works around the site as well as associated landscaping and an internal landscaped courtyard which opens onto Wesley Avenue are proposed.
- 3.2 The scheme is approximately 1m higher than the previously approved residential scheme due to the change of pedestrian entrance to Pegs Lane and to allow for an adequate build-up of the roof. The scheme improves the paths, spacing and elevations to the site frontages relative to that approved previously. Viability Assessments have been carried out and independently scrutinised to ensure that mitigation for affordable housing and health can be met as far as possible.
- 3.3 The plans have been amended during negotiation to improve landscaping and pathways around the site ; incorporate a sub station within the body of the main building and improve the relationship with the Elbert Wurling site, a vacant former pub/nightclub on the corner of Hale Road and Pegs Lane.

## **4.0 Key Policy Issues**

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF) and the adopted East Herts Local Plan 2007:

<b>Key Issue</b>	<b>NPPF</b>	<b>Local Plan policy</b>
The layout, design and external appearance of the proposed building	Section 7	ENV1, ENV2
Highway implications	Section 4	TR2, TR4, TR7
Loss of employment site	Section 1	EDE2
Neighbour impact		ENV1
Section 106 provisions / affordable housing		IMP1 HSG3

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

## **5.0 Emerging District Plan**

5.1 In relation to the key issues identified above, the policies contained in the emerging District Plan do not differ significantly from those contained in the adopted Local Plan and the NPPF as identified above. Given its stage in preparation, little weight can currently be accorded to the emerging Plan.

## **6.0 Summary of Consultee Responses**

6.1 The Lead Local Flood Risk Authority (LLFA) originally objected to the lack of a satisfactory drainage strategy, but advised that this objection can be overcome by addressing highlighted deficiencies and by demonstrating that the development will not increase risk elsewhere and where possible reduces flood risk overall. The applicant has sought to respond to those suggestions and the updated comments of the LLFA will be referred to Members at the Committee meeting.

6.2 The Highway Authority initially had concerns with the information provided, the travel plan and details of the vehicle ramp. Some of these matters are now addressed and they are agreeable to handling the remaining matters via planning conditions.

6.3 The Environmental Health team has no objections to the proposals, subject to conditions on contaminated land, noise mitigation and a construction management plan.

- 6.4 The Housing Development and Strategy Manager has advised that the 24 Retirement Units trigger a requirement for affordable housing provision. Given exceptional circumstances they would seek a commuted sum for off-site provision and £359,783 is sought in lieu of 10 affordable units (40% of the provision).
- 6.5 The NHS East and North Hertfordshire Clinical Commissioning Group have responded to this application and a separate application for 33 Sheltered Housing Units at Gates (3/16/0404/FUL) by referring to the constraints on health provision in the area and a lack of capacity. The impacts of such development on local health demands are greater with a higher than average demand for home visits for instance. They have requested £15,998 for Mental Health and Community Health care costs and £20,955 for General Medical Services (GMS).
- 6.6 The Council's Conservation Team advised on earlier design issues which are now addressed. They raise no objection to the latest proposals, commenting that the requested footpath link to Wesley Avenue from Hale Road is now secured.
- 6.7 Herts Police Crime Prevention Advisor doesn't object formally, but raises a concern about noise from the adjacent police station which is operational through the night and where vehicles in emergency mode will use sirens and blue lights. He notes the development will follow Secured By Design principles.
- 6.8 The Environment Agency has commented that the site is low risk. They advise compliance with national guidance and against piling / penetrative foundations and also the drainage of surface water into the ground. They also comment that they do not have the resources to advise on detailed matters should these be subject of planning condition.
- 6.9 The Council's Engineer notes that the site is in Flood Zone 1 and has no record of flooding incidents. The provision of green roofs will provide SuDs benefits of reduced flood risk, decrease pollution and provide amenity and biodiversity.
- 6.10 The Council's Landscape Officer has no objection, subject to landscape and hard surfacing conditions. Any short term loss of trees will be outweighed by long term planting gains.
- 6.11 Environmental Services advise that the access to the bin store must be flat and crews will pull bins no more than 25m.

- 6.12 Herts County Minerals and Waste Team request a Site Waste Management Plan.
- 6.13 National Grid advise of the presence of gas pipes in the vicinity of the site.
- 6.14 The HCC Historic Environment Advisor comments that the Historic Building Recording of the bunker within the site has been carried out and they have no further comment to make on the proposals.

**7.0 Town Council Representations**

- 7.1 Hertford Town Council expressed concern at the height of the proposed building although it was recognised that the design was an improvement on the existing building.

**8.0 Summary of Other Representations**

- 8.1 The application has been advertised by neighbour letters and a site notice. 4 representations have been received as a result. A letter from a resident of Pimlico Court refers to the noise and pollution experienced from Gascoyne Way and is concerned that not enough consideration has been given to this. The owner of Elbert Wurlings refers to the desire and need to integrate the adjoining developments; that proposed flank windows prevent this, and that the scheme should deliver continuous built frontages.
- 8.2 Three letters of support have been received from local residents who would be interested in the scheme, pointing out that it provides the type of accommodation needed for an ageing population; releases existing family homes; is an attractive scheme, and in an advantageous location for town centre amenities.
- 8.3 Richard Hale School were consulted about options for crossing Hale Road and have requested that funds be allocated to renovate the existing underpass.

**9.0 Planning History**

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

Ref	Proposal	Decision	Date
3/13/1967/FP	Redevelopment for 84	Granted	24 Oct

	residential units, 83 car parking spaces and associated access, amenity space and landscaping	subject to Section 106	2014
3/13/1840/PO	Change of use of offices to C3 (dwellinghouses)	Prior Approval	10 Dec 2013

## 10.0 Consideration of Relevant Issues

### Principle of the development

- 10.1 The site has an extant permission for residential development and lies within the built up area of Hertford. There is accordingly no objection in principle to the proposed residential development, subject to detailed considerations.
- 10.2 The loss of employment at the site was previously accepted as the site benefited from a Prior Approval to convert Sovereign House into flats as 'permitted development'. The current scheme will introduce an employment benefit of up to 17 equivalent full time jobs, in a mix of full time and part time working. This employment is an added positive consideration relative to the previously approved extant scheme.

### Design and layout

- 10.3 The proposal is, by its built footprint, massing, form and height, quite similar to that already granted planning permission. It would be 5 – 6 storeys in height which in turn reflects the previous approved scheme and also the height of the former Sovereign House.
- 10.4 The scheme therefore follows many of the established development and design principles for the earlier approval, although in the course of negotiations with Officers, the layout of the site has been altered and is now considered to be improved in some key details. One of the amendments made is to remove flank windows and enable the buildings around the Elbert Wurlings corner site to sit more tightly

together. The relationship of building with Wesley Avenue, Pegs Lane and Gascoyne Way are all improved. In summary:

- The Southern Block is pulled back from Wesley Avenue and a direct footpath, with landscaping, will link Wesley Avenue and Hale Road
- The main entrance on Pegs Lane to the Assisted Living block provides a better arrival point and street elevation
- Agreement with the owner of Elbert Wurlings has enabled coordination of the development of these adjacent sites to deliver a comprehensive approach to the whole area
- A Dining Hall at ground level of the Assisted Living Block will improve the interest of the building here and no ground floor residential units will front the busy A414.
- Brown Roofs with Photovoltaic Panels will be provided to enhance Sustainable Drainage

10.5 The elevations of the building are a balance of stock brick, render and cladding for the upper roof level which is recessed to modify the bulk of the building. The provision of balconies and fenestration are all done in a balanced and attractive manner.

10.6 A planning condition is again suggested to finalise public realm proposals for the enhancement of Pegs Lane and Wesley Avenue. Although previous approved plans for this provide a useful guide to the standard of improvement, close working with County Highways will be needed given some of their detailed concerns.

#### Highways and parking

10.7 The only vehicular access is from Pegs Lane as in the approved scheme. That earlier proposal provided 83 parking spaces for 84 units on a one to one basis. The proposed sheltered housing in this case equally provides one to one parking, while a lower ratio for assisted living would be in accordance with adopted standards. Overall, the proposal exceeds the policy requirements.

10.8 A total of 55 parking spaces are provided, with 3 visitor bays on Pegs Lane and the remainder at lower ground level via a ramp. The ratio for parking is slightly lower for assisted living, a Class C2 use, but is well above the policy requirement. Demand is typically lower for such uses as car ownership is reduced - the applicant anticipates an average age occupancy of 83 years. The 30 space provision significantly exceeds the maximum requirement of 21 spaces, but the applicant consulted

locally and they wish to acknowledge a sensitivity about parking provision. The overprovision does not result in any wider planning harm and can enable more flexibility such as allowing the 3 Pegs Lane spaces to be for visitor use.

- 10.9 The development also provides secure dedicated space for cycles and mobility scooters. County Highways have no objection to the access and parking provisions which they consider to be acceptable.

#### Neighbour impact/ Residential amenity

- 10.10 The proposed development is slightly higher, approximately 1m, than that approved, partly as a result of changing the main pedestrian entrance level to Pegs Lane.
- 10.11 The concerns of the Town Council in relation to height are noted, but these matters were thoroughly considered by a Hertfordshire Design Review Panel in determining the previous application and substantial weight must be given to this extant permission. No other objections have been received and there is not considered to be any harm to neighbouring amenity, and indeed it is considered that the development will enhance the attractiveness of the site and Pegs Lane for residents of Pimlico Court opposite.
- 10.12 Noise and air pollution levels on Gascoyne Way are high and were a key consideration in the previous application. The current proposal improves the situation by placing more communal areas on the Ground Floor level fronting Gascoyne Way and also by providing a mechanical ventilation option for residents. Assessments on Noise and Air Quality support the case that noise and amenity provision are acceptable but a further condition is recommended by Environmental Health officers and is included in those suggested at the end of this report.

#### Surface water drainage

- 10.13 The proposal will provide a range of SuDs measures, including brown roof proposals as well as increased permeability by a reduction in hard surfacing on the site. The Council's Engineer has no objection of the drainage scheme proposed and the applicant has had correspondence with Thames Water who are content with the provisions for foul water and surface water. It is anticipated the Lead Local Flood Authority objection will be withdrawn prior to the committee meeting as the applicant has amended the scheme to address their earlier concerns. Any remaining matters are likely to be dealt with by planning condition.



### Section 106 Obligations

- 10.14 In the extant scheme for 84 residential units, a limited provision of shared equity housing (6 units), was provided which, although short of the policy requirement, was justified based on the Financial Viability Assessments made for that scheme. The provision of affordable housing on site within a Sheltered Housing scheme would raise management issues and so, given the constrained circumstances of this site, a commuted sum for off-site provision is considered appropriate.
- 10.15 The surplus identified to cover Section 106 obligations has been agreed at £370,000 following the submission of Viability Assessments and their scrutiny by independent experts under the Hertfordshire Viability Framework. The funds could be allocated to mitigate impacts on Health as well as Affordable Housing or possibly open space. Given the identified health needs resulting from the proposal, it is considered that the health contribution should be met in full as requested by NHS and CCG (approximately £36,000). Officers also consider that funds should be allocated (£25,000) to improve existing subways around the site, and especially that under Hale Road, to improve their appearance and encourage their use.
- 10.16 Given the finite amount of funds available then, the full request for affordable housing provision isn't met, but there is still £309,000 available which equates to an off-site provision of 36% which is slightly below the full 40% provision. There is a judgement to be made about priorities and funding, of course, but Officers consider that this is the best allocation of the £370,000 contribution available in this case. However, if Members consider that an alternative allocation of that sum is appropriate and justified by the CIL Regulations then the Heads of Terms set out below can be varied accordingly.

### Conclusion

- 10.17 Having regard to Local Plan policy; the NPPF, and the considerations of the extant planning permission, the application is considered to be acceptable and would provide a good quality re-development of this prominent site in the town. It is therefore recommended for approval subject to the following Section 106 obligations and planning conditions.

## **Legal Agreement**

That the applicant enters into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990 to cover the following matters:

- Funds of £25,000 for enhancement of Hale Road and Gascoyne Way underpasses
- Funds of £309,000 for provision of affordable housing
- £36,000 for Health provision
- Establishment of a management company to secure the maintenance of the site, landscaping and drainage matters
- Provision of 15% lifetime homes
- Traffic Regulation Orders on Pegs Lane
- Fire Hydrant Provision

## **Conditions**

1. Three year time limit (1T12)
2. Approved plans (2E10) A1-111 Rev 06 ; A1-112 Rev 06; A1-113 Rev 03 ; A1-114 Rev 03 ; A1-115 Rev 03; ; A1-116 Rev 03 ; A1-301 Rev 06 ; A1-411 Rev 02 ; A1-412 Rev 02 ; A1 – 413 Rev 01; 8878/01; A1 – 001 Rev 03; A1 – 100 Rev 00; A1 – 002 Rev 03; A1 – 1-1 Rev 00; A2-401 Rev 00; 20678 1-5; 21673 1-2.
3. Samples of materials (2E12 amended reason 'Prior to above ground works') . Add " A sample panel of brickwork shall be provided on the site, approved in writing by the local planning authority and thereafter retained as a reference for all external brickwork within the development".
4. Prior to the commencement of above ground works to the development hereby approved, detailed drawings of new doors, windows, roof eaves and balconies at a scale of not less than 1:20 including materials and finishes shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved plans and specification.

Reason: In the interests of good design and the appearance of the proposed development in the Conservation Area in accordance with policy ENV1 and BH6 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

5. Removal of permitted development, Means of enclosure. Schedule 2 Part 2 Class A (2EO7)
6. Details of an information board to be placed in a public location, detailing the Cold War history of the Sovereign House building shall be submitted, and as approved in writing by the local planning authority, prior to the commencement of above ground works. The board shall be implemented in accordance with the approved details prior to first occupation of the development.

Reason: In the interests of public understanding of the heritage interest of the former office building and in accordance with the National Planning Policy Framework.

7. Details of any external lighting proposed in connection with the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works, and no external lighting shall be provided without such written consent. The development shall then be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area, and in accordance with policy ENV23 of the East Herts Local Plan Second Review April 2007.

8. The demolition work shall proceed in accordance with the provisions of the Site Waste Management Plan dated October 2015 as approved by the local planning authority letter dated 21<sup>st</sup> December 2015. Prior to any further development details shall be submitted to and approved in writing by the Local Planning Authority of the measures to be taken in the design, construction decommissioning and demolition of the development to; re-use existing materials within the new development; recycle waste materials for use on site and off; minimise the amount of waste generated; minimise the pollution potential of unavoidable waste; treat and dispose of the remaining waste in an environmentally acceptable manner; and to utilise secondary aggregates and construction and other materials with a recycled content. The measures shall be implemented in accordance with the approved details.

Reason: To accord with Hertfordshire Waste Local Plan policies 7 and 8.

9. On completion of the demolition works hereby permitted, the site shall be cleared of all resultant rubble and debris.

Reason: In the interests of the appearance of the Conservation Area, in accordance with national planning policy guidance set out in section 12 of the National Planning Policy Framework.

10. Any existing accesses not incorporated in the approved plan shall be permanently closed to the satisfaction of the Highway Authority.

Reason: In the interest of highway safety and to avoid inconvenience to highway users.

11. Before the development hereby approved is first occupied, all on site vehicular areas, including internal access roads, ramps, basement parking and external parking spaces, shall be accessible, surfaced and marked out and fully completed in accordance with the approved plans, and carried out in a manner to the Local Planning Authority's approval. Such spaces shall be retained at all times for use in connection with the development hereby permitted.

Reason: To ensure adequate off street parking provision for the development, in the interests of highway safety, in accordance with policy TR7 and Appendix II of the East Herts Local Plan Second Review April 2007 and minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

12. At all stages of construction, on-site parking and turning space shall be provided for the use of all contractors, sub contractors, visitors and delivery vehicles engaged on or having business on site in accordance with details to be agreed in writing with the local planning authority, in consultation with the Highway authority.

Reason: In the interest of highway safety and efficiency.

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

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

14. Prior to first occupation of the development, the applicant shall implement a full "Green Travel plan" with the object of reducing the staff and visitors travelling to the development by private car which shall be first submitted to and approved by the Planning/Highway authorities. Within six months of commencement of the activities approved by this planning permission, the applicant shall submit a monitoring report to the Highway Authority outlining the effectiveness of the Travel Plan and any additional or amended measures necessary. This monitoring report must be to the satisfaction of the Highway Authority.

Reason: To promote sustainable transport measures to the development.

15. Prior to the commencement of works other than demolition, plans shall be submitted to and approved in writing by the Local Planning Authority indicating the provision of space within the site to provide for the parking of construction workers' vehicles, and for the delivery and storage of materials. Such space shall be maintained for the duration of construction works in accordance with the approved plans.

Reason: To ensure that, where possible, off-street parking space is made available within the site to reduce any impact on kerbside parking in the area.

16. Demolition works shall proceed in accordance with approved Traffic Management Plans as approved by letter dated 16<sup>th</sup> February 2016. Prior to the commencement of above ground building, an updated 'Construction Traffic Management Plan' shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The 'Construction Traffic Management Plan' shall identify details of:

- phasing for the development of the site, including all highway works;
- methods for accessing the site, including construction vehicle numbers and routing;
- location and details of wheel washing facilities;
- provision of space within the site to provide for the parking of construction workers'
- associated parking areas and storage of materials clear of the public highway;

Reason: In the interest of highway safety and efficiency.

17. Prior to the commencement of the above ground works, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate: (a) Hard surfacing materials (b) Planting plans (c) Written specifications (including cultivation and other operations associated with plant and grass establishment) (d) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate (e) Implementation timetables. Thereafter the development shall proceed in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

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

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

19. Before commencement of any above ground building, revised and detailed plans shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Highway Authority, which clearly show all works to the public highway as well as the following:
- The full extent of public highway land marked out alongside the Pegs Lane Public Realm Scheme works.
  - Retention of the existing carriageway width along the initial stretch of the Pegs Lane cul-de-sac.
  - Approved in-principle hard and soft landscaping treatments across the Pegs Lane Public Realm Scheme works.
  - Tracking diagrams of service vehicles along Pegs Lane to demonstrate that the existing turning movements of such vehicles can continue to be fully accommodated under the new Public Realm Scheme design.

- The levels of footway and carriageway visibility from the vehicle access onto the public highway, within which there shall be no vertical obstructions between 600mm and 2 metres.

All construction works shall be carried out in accordance with the approved plans, fully completed to the satisfaction of the Local Planning Authority before first occupation of any part of the development, and retained in perpetuity unless otherwise agreed in writing with the local planning authority.

Reason: To ensure a satisfactory standard of highway design, in the interests of good design and the enhancement of the Conservation Area and in accordance with local plan policies ENV1 and BH6 of the East Herts Local Plan Second Review April 2007, and the National Planning Policy Framework.

20. Construction hours of working - plant and machinery (6N07). In connection with all site demolition, site preparation and construction works, no plant or machinery shall be operated on the premises before 0730hrs on Monday to Saturday, nor after 1830hrs on weekdays and 1300hrs on Saturdays, nor at any time on Sundays or bank holidays.

Reason: To safeguard the amenity of residents of nearby properties, in accordance with policies ENV1 and ENV24 of the East Herts Local Plan Second Review April 2007.

21. No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:
- a) A further assessment of ground gases and hydrocarbons, as recommended by the previously submitted Curtins Phase 2 Investigation of November 2014 (Ref. EB1454/GL/4048).
  - b) If shown to be necessary by the further assessment, a detailed Remediation Method Statement for the mitigation of any and all contamination risks thereby identified. Works shall be undertaken by qualified professionals and follow the 'Model Procedures for the Management of Land Contamination, CLR 11'

Reason: To ensure adequate protection of human health, the environment and watercourses in accordance with policies ENV20 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

22. No occupation of any permitted building shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

A validation report that demonstrates the effectiveness of all remediation measures implemented by the Remediation Method Statement. Works shall be undertaken by qualified professionals and follow the 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure adequate protection of human health, the environment and watercourses in accordance with policies ENV20 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

23. No infiltration of surface water drainage into the ground, or piling or other foundation designs using penetrative methods, is permitted other than with the express 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 unacceptable risk to groundwater.

Reason: To protect groundwater in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007.

24. Prior to commencement of above ground works, the applicant shall submit in writing for the approval of the local planning authority a detailed scheme of noise attenuation measures from road traffic noise sources. Any works which form part of the scheme approved by the local authority shall be completed and shown to be effective before any permitted dwelling is occupied, unless an alternative period is approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of future residents in accordance with policy ENV25 of the East Herts Local Plan Second Review April 2007.

25. Development (other than demolition and site clearance) shall not begin until a detailed surface water drainage scheme based on the approved Flood Risk Assessment has been submitted to and approved in writing by the Local Planning Authority, The scheme shall include surface water storage on site as outlined in the FRA, specifications for Brown / Green Roofs and other permeable surfaces and a restriction in run-off to Greenfield rates and be implemented in accordance with the approved details and completed prior to first occupation.



Reason: To prevent the increased risk of flooding and to improve and protect water quality in accordance with policy ENV20 of the East Herts Local Plan Second Review April 2007.

### **Informatives**

1. 010L – Other legislation.
2. 05FC2 – Highway Works:
3. 08PO – Planning Obligation:
4. 19SN – Street Naming and Numbering
5. Any unexpected contamination discovered during works should be brought to the Attention of the Planning Authority.
6. Landscape Masterplans MCS559/Drg 10-11-12; and Roof details MP001 P16; MP002 P04 are not approved plans but relevant for the discharge of conditions 23 and 30. The approved Liz Lake plan no 1537 A3 01C and 1537 A302 approved by letter dated 13th February 2015 are also a reference for the discharge of condition 23.

### **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 (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies and the considerations of the extant planning permission is that permission should be granted.

**KEY DATA****Residential Development**

<b>Residential density</b>	<b>213 units/Ha</b>	
	<b>Bed spaces</b>	<b>Number of units</b>
Number of existing units demolished		
No. sheltered flat units (C3)	1	13
	2	11
	3	
No. assisted living units (C2)	1	29
	2	28
	3	
	4+	
<b>Total</b>		<b>81</b>

**Affordable Housing**

<b>Number of units</b>	<b>Percentage</b>
0	0%

**Residential (Sheltered - C3) Vehicle Parking Provision**

Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

<b>Parking Zone</b>	<b>3</b>	
<b>Residential (C3) unit size (bed spaces)</b>	<b>Spaces per unit</b>	<b>Spaces required</b>
1	1.25	7
2	1.50	14
3	2.25	
4+	3.00	
<b>Total required</b>		<b>21</b>
<b>Proposed provision</b>		<b>24</b>

Emerging Parking Standards (endorsed at District Plan Panel 19 March 2015)

<b>Parking Zone</b>	<b>3</b>	
<b>Residential unit size (bed spaces)</b>	<b>Spaces per unit</b>	<b>Spaces required</b>
1	1.50	7

2	2.00	14
3	2.50	
Total required		21
Accessibility reduction	50%	
Resulting requirement		11
Proposed provision		24

**Residential (Assisted Living - C2) Vehicle Parking Provision**  
Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

Parking Zone	3	
Residential (C2) unit size (bed spaces)	Spaces per unit	Spaces required
1	0.25	7
2	0.50	14
3	0.75	
Total required		21
Proposed provision		30

Emerging Parking Standards (endorsed at District Plan Panel 19 March 2015)

Parking Zone	3	
Residential (C2) unit size (bed spaces)	Spaces per unit	Spaces required
1	0.25	7
2	0.50	14
3	0.75	
Total required		21
Accessibility reduction	50%	
Resulting requirement		11
Proposed provision		30