

DEVELOPMENT MANAGEMENT COMMITTEE – 7 DECEMBER 2016

Application Number	3/16/1897/REM
Proposal	Reserved matters relating to phase A housing development for 69 houses and 22 affordable units to include access, landscaping and parking
Location	Land between Farnham Road and Hazel End Road, Bishop's Stortford, CM23 1JJ
Applicant	Countryside Properties
Parish	Bishop's Stortford
Ward	Bishop's Stortford Meads

Date of Registration of Application	22 August 2016
Target Determination Date	21 November 2016
Reason for Committee Report	Major planning application
Case Officer	Martin Plummer

RECOMMENDATION

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

1.0 Summary

- 1.1 The principle of development of this site and access arrangements have been established through the grant of outline planning permission and a separate full planning permission for the access. The application seeks permission for the reserved matters relating solely to the first residential phase of the development – phase A. The Council are required only to consider the layout, scale, appearance and landscaping relating to this matter.
- 1.2 The issues for Members to consider include whether the development provides an appropriate mix, density and layout which, together with the proposed design and landscaping will ensure that the development reflects Garden City design principles, as required in the Neighbourhood Plan.
- 1.3 It is also appropriate to consider the provision of affordable units, in relation to which there is a limited short fall. This is not considered to be significant in terms of the overall quantum of development across the entire site and the applicant has committed to make up the short-fall in affordable units in a subsequent phase of development.

2.0 Site Description

- 2.1 The application site lies within an area of 156ha known as Bishop's Stortford North (BSN), which is approximately 1km to the north of the town centre. In the East Herts Local Plan (2007) BSN is divided into 6 areas: five have designations as Areas of Special Restraint (the ASRs), and one is a Special Countryside Area (SCA). This planning application relates to ASR 5 only.
- 2.3 The immediate surroundings are currently rural, including agricultural land and one or two other business uses to the north of the A120; open space next to the River Stort; two dwellings and former allotments on Farnham Road; and the Mountbatten restaurant and a dwelling on Hazelend Road.

3.0 Background to Proposal

- 3.1 Planning permission has been granted for development at ASRs 1-4 under LPA reference 3/13/0804/OP. That approved scheme was submitted by a consortium of house builders and has not, to date, been implemented.
- 3.2 Outline planning permission has been granted for development at ARS5 for Countryside Properties under LPA reference 3/13/0886/OP. All matters were reserved as part of that outline planning application except for access.
- 3.3 The Council granted planning permission for amended access arrangements as part of approved development under LPA reference 3/16/1552/FUL following consideration by the 12 October Development Management Committee meeting.
- 3.4 A planning condition attached to the outline planning permission under LPA reference 3/13/0886/OP required the developer to provide information regarding the phasing of the development. Such information has been submitted and agreed with the Council and this planning application relates specifically to what is now identified as phase A, as outlined in red on the attached plan. Phase A represents the first part of the site to come forward for residential development and this application seeks planning permission for the reserved matters following the outline planning permission. The application therefore requires a consideration only in respect of layout, scale, appearance and landscaping for phase A. All other matters relating to the principle of development and legal agreements have been approved under the outline planning permission (3/13/0886/OP).

- 3.5 Members will note that a further reserved matters application is also being considered at this meeting - that application, LPA reference 3/16/1251/REM, seeks permission for the layout of the internal road network and buffer landscaping around the development site and for the new riverside park. Clearly it is appropriate to have regard to the compatibility of the two proposals.
- 3.6 This application, comprises of 91 dwellings in total, 22 of which are proposed to be affordable units, which amounts to 24.2% provision. Phase A is accessed directly off the new access from the roundabout junction with Rye Street, Farnham Road, Hazel End Road and Michaels Road as approved under LPA reference 3/16/1252/FUL. The site forms two areas accessed from either side of the spine road which runs through the development site. The western area of phase A comprises of 41 dwellings and the eastern area 50 dwellings.
- 3.7 The development comprises of the following mixture of dwellings:- 15no 1 bed dwellings; 17no 2 bed dwellings, 33no 3 bed dwellings, 21 no 4 bed dwellings and 5no 5 bed dwellings. Phase A has a site area of 2.8ha and the provision of 91 dwellings in total has a density of 33 dwellings per hectare.

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, the emerging pre-submission District Plan and the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (NP).

Key Issue	NPPF	Local Plan policy	Pre-submission District Plan policy	NP
Compatibility with parameters established through the outline permission	Para 14, Section 6, 7, 8, para 103	SD1, ENV1, ENV2, ENV21, 25, BIS1	DPS3, BISH3, DES1, DES2, DES3, DES4, CFLR1 and 9, CC2, WAT3, 4, WAT5, EQ2,	HDP1, HDP2, HDP3, GIP3, GIP4, TP3, TP4, C1

Whether the mix and density of development, including provision of AH, is appropriate to the context of the site	Section 7	HSG4	HOU1, HOU2, HOU3	HDP4
Whether the development provides an appropriate layout, scale and appearance	Section 7	ENV1, ENV2, ENV3	DES3, DES4	HDP2, HDP3
Whether landscape design proposals are acceptable	Section 7	ENV2, ENV11	DES1, DES2	HDP 2
Parking provision		TR7	TRA3	TP8

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

5.0 Emerging District Plan

5.1 The Council has published its pre-submission version of the District Plan. 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 consultation on the Plan is now taking place and the outcome of that is currently unknown.

6.0 Summary of Consultee Responses

6.1 HCC Highway Authority comment that it does not wish to restrict the grant of planning permission subject to planning conditions relating to details of adoption of highways; management and maintenance of streets and; the submission of an estate street phasing and completion plan.

6.2 Lead Local Flood Authority comments that information submitted in relation to this application for the approval of reserved matters demonstrates the proposed development site can be adequately drained.

6.3 Environment Agency comment that the details submitted do not materially impact on previous comments and the advice offered in respect of the approved outlined permission remain.

- 6.4 Thames Water comment it agrees to the discharge of the reserved matter relating to the foul water discharge.
- 6.5 EHDC Housing Development Advisor comments in respect of the plans relating to Phase A only. The development provides one unit below the agreed provision of 25% affordable units within the legal agreement relating to the outline planning permission and this should be explained. The development incorporates a tenure mix of 60% social rent and 40% shared ownership which is acceptable and this mix should be agreed with the Council.
- 6.6 EHDC Landscape Advisor: comments awaited
- 6.7 Herts Ecology comment that it has no biological information relating to the site and there is a declassified Local Wildlife Site to the west. Appropriate provision for ecological receptors including birds and reptiles has been taken into account in the construction management plan and proper provision for retention and protection of trees and hedges has been provided. All ecological constraints have been accounted for.
- 6.8 HCC Development Services comment that they seek the provision of fire hydrants.
- 6.9 HCC Minerals and Waste comment regard should be had to the County Council waste and recycling policies including encouraging re-use of unavoidable waste and the use of recycled materials where appropriate in the construction.
- 6.10 EHDC Environmental Health Advisor comments that the proposed development is of a layout and orientation of dwellings which sufficiently deals with acoustic issues in terms of outdoor amenity space. Further information is requested in regard to the treatment of the facades of the dwellings which will be required in the consideration and discharge of the condition which was attached with the outline planning permission.
- 6.11 EHDC Environmental Services comment that sufficient space for 3 x 240 litre bins should be provided for the proposed dwellings. For the flatted development, provision for larger refuse containers within 25 metres of an access route for refuse vehicles should be provided.
- 6.12 Herts Fire and Rescue Service comment that appropriate access for fire fighting vehicles and water hydrants should be provided.

7.0 Town Council Representations

7.1 Bishop's Stortford Town Council make no objection to the development, but refer to the gun spigot to be listed and protected.

8.0 Summary of Other Representations

8.1 No other representations have been received.

9.0 Planning History

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

Ref	Proposal	Decision	Date
3/13/0886/OUT	Urban extension comprising 329 new dwellings (of a range of sizes, types and tenures, including affordable housing), including a site for a one-form entry primary school, and public open and amenity space, together with associated landscaping, access, highways (including footpaths and cycleways), parking, drainage (including a foul water pumping station), utilities and service infrastructure works	Approved with conditions and subject to a Section 106	01.06.2016
3/13/1501/OP	Urban extension comprising 329 new dwellings (of a range of sizes, types and tenures, including affordable housing), including a site for a one-form-entry primary school, and public open and amenity space, together with associated landscaping, access, highways	Refused Appeal withdrawn	20.03.2015

	(including footpaths and cycleways), parking, drainage (including a foul water pumping station), utilities and service infrastructure works (no matters reserved for Phase 1 (130 dwellings), all matters reserved except for access for Phase 2 onwards - AMENDED SCHEME		
3/16/1252/FUL	Amendment to approved access in outline permission 3/13/0886/OP to reconfigure the principal access to ASR5 from the junction of Rye Street and Hazel End Road, including revised roundabout design and alterations to Farnham Road, amendments to new junctions with Hazel End Road and Farnham Road	Approved with conditions	12.10.2016

10.0 **Consideration of Relevant Issues**

Compatibility with the aspirations of the outline permission

- 10.1 The principle of development at ASR5 has been established through the grant of outline planning permission under LPA reference 3/13/0886/OP. Given the proposals were in outline form, details were limited at the time. However a parameters plan and illustrative masterplans formed part of the submissions. The parameters plan shows a spine road provision on the site, peripheral landscaping, internal green spaces and a riverside park. The master plan largely replicates this setting out in addition the provision of a gateway to the site formed by the narrowing of development around the entrance roadway. Further in, a green space was to be provided to the west of the spine road. A landscaped site perimeter was shown and the provision of new public space to the east of Hazelend Road as a landscaped riverside park.

- 10.2 These proposals now seek permission for the first houses to be constructed on the site. The location forms part of the 'southern parcel' identified on the parameters plan at the outline stage. It does not include, but does not jeopardise, the provision of an area of green space shown to the north of this part of the site on the parameters plan. It also, through the layout of the dwellings proposed, provides for the gateway feature shown on the initial master plan – although this is maybe diluted to a limited degree in that the house to the west of the spine road in this location, plot 20, is not located close to the road.
- 10.3 Overall however, the detail of the proposal sits comfortably within the parameters established at the time of the outline permission. The proposals represent the commencement of delivery of housing on this site which has been allocated in the current and emerging Local Plans and, in relation to the housing delivery objectives of the Council, is identified as a site to commence early in the District Plan (with 150 units delivered in the years 2017 – 22). In that respect significant positive weight is attached to the detailed proposals which seek to bring forward that delivery.

Mix and density, provision of affordable housing

- 10.4 As noted in section 3 above, the development provides a mixture of housing types and sizes including mainly 2/3 bed dwellings and slightly less 4/5 bed dwellings. The development has a density of 33 dwellings per hectare.
- 10.5 The current Development Plan (East Herts Local Plan Second Review April 2007) contains no specific policy criteria relating to density of the mixture of housing sizes. The Bishop's Stortford Neighbourhood Plan sets out that development proposals must include a development mix strategy which identifies how the mix addresses the objectively assessed need within Bishop's Stortford including needs for affordable housing.
- 10.6 The pre-submission District Plan sets out how the Council wishes to consider housing mix - emerging policy HOU1 identifies that an appropriate mix of housing tenures, types and sizes will be expected taking account of most up to date evidence.
- 10.7 This is a new policy which sets out a new approach compared to the Local Plan and, as noted in section 5 above, there is a need to qualify the weight which can be attached to these policies. The policy approach as set out in the pre-submission District Plan is similar in context to that as set out in the draft District Plan which was the subject of public

consultation. Accordingly, Officers consider that reasonable weight can be attached to it.

- 10.8 With regard to the proposed mix of development the proposals are as set out in the table below:

Bed size	Affordable Housing		Market Housing	
	Policy HOU1 mix (%)	Proposed mix (%)	Policy HOU1 mix (%)	Proposed mix (%)
1bed flat	19	68	6	nil
2 bed flat	11	14	7	nil
2 bed house	29	nil	12	20
3 bed house	34	9	46	43
4 + bed house	7	9	23	29
5 + bed house			6	7

- 10.9 The affordable housing provision is clearly skewed toward the lower end of the unit size scale. The market housing mix sits more comfortably with the emerging policy requirement. The site is part of the wider site of course and it is possible to address any issues in relation to the overall mix of affordable housing through submissions relating to the rest of the site. The tenure mix proposed suits the Councils policy requirements. Given the disparity in the correlation of the mix of unit sizes proposed in relation to the emerging policy requirement, some, but only limited, negative weight is assigned.
- 10.10 With regard to the location of affordable housing, it is provided in two clusters at the south west side of the site. In the Councils current Affordable Housing SPD, the requirement is that affordable housing is provided in groups of no more than 15% of the total number of site units to be delivered or no more than 25 in a group. The emerging policy (HOU4) refers to clusters appropriate to the size and scale of the development. The grouping and location is considered appropriate in this proposal given the overall scale of development and the potential for further dispersal which will come forward through the rest of the site.
- 10.11 With regard to the number of affordable units, as part of the outline planning permission and the associated legal agreement there is a requirement for the provision of 25% affordable units as part of each phase. The development falls short of the number of affordable units by one unit. Officers understand that this very slight short-fall is associated with the design / type of houses which have been accommodated within the proposed layout. The short-fall in affordable units will be

accommodated in following phases of development. The applicant has submitted assurances that this is the case in the form of a letter from their legal advisors. As a result of the slight short-fall some negative weight is assigned to the proposals. This is very limited however as there is clear potential for this matter to be easily remedied when further phases of development come forward.

- 10.12 Turning to the proposed density, there is no policy requirement in the current Local Plan to specifically consider this matter, instead it being considered by virtue of design and layout matters. Policy HDP2 of the Neighbourhood Plan sets out that residential development should incorporate garden city principles by delivering housing at lower densities than in the built up area and specifically incorporating its own green infrastructure.
- 10.13 Emerging policy HOU2 sets out that development should make efficient use of land and proposals are required to demonstrate how the density of development has been informed by the character of the area.
- 10.14 The proposed density of 33dph is in accordance with the parameters plans which formed part of the approved outline planning permission. There is no immediate residential development which this development can have regard to but, nevertheless, the provision of a density of 33dph in an edge of settlement location is considered to strike the appropriate balance between maximising efficient use of land and reflecting the rural character and setting. The perception of the site will also be informed by the perimeter landscaping to be provided and the open space at the adjacent riverside park.

Layout, scale and appearance

- 10.15 Local Plan policies ENV1 and ENV2 seek to encourage the provision of high quality design and layout and Policy HDP1 of the Neighbourhood Plan requires development to be designed to incorporate the principles of Garden Cities which is defined in the Neighbourhood Plan.
- 10.16 The proposed spine road layout picks up on this requirement with its roadside verges and planting. There is further space for soft landscape treatment by virtue of the green amenity spaces reserved within the overall ASR5 site, but outside of this application, on the site periphery and within the riverside park. There are locations on the periphery of the site where landscaping will be limited. Members may recall, for example, when the revised access arrangements were dealt with, that the aspiration to ensure that adequate access was provided for the

potential school site required additional perimeter land from the site and a resulting impact on the ability to secure landscaping.

- 10.17 Within the site, the development incorporates appropriate street patterns with dwellings generally fronting the access roads to provide interest and legibility in the street scene. Good road and footway width are proposed which will enable good levels of pedestrian, cycle and vehicular access. Various small pockets of green amenity spaces are provided adjacent to hard surfaced areas which assists in breaking up the built form and adding interest to the street.
- 10.18 The development of this phase is the first block of housing seen in approach from the Hazel Road and St Michaels Road into the new road layout / roundabout junction as approved under LPA reference 3/16/1252/FUL. The overall layout provides dwellings fronting onto those roads which together with the space for landscaping including trees and hedgerow will provide an attractively designed entrance into the development site.
- 10.19 An appropriate spacing and relationship between dwellings is generally provided and garden amenity space is commensurate with the size of dwellings. The interrelationship between the proposed dwellings is considered to be acceptable and provides good quality living conditions for future residents.
- 10.20 Foot links are provided from the site onto Farnham Road to the south west side of the site. This is intended to enable foot journeys to the primary school, if it is implemented in this location in due course. The foot link will run from a vehicular cul de sac within the development site and its associated parking. Whilst the principle of the link is to be supported, there must be a concern that, with the vehicular access, it will operate only as a vehicle drop off point for children and that the associated vehicle manoeuvring will in fact make it unattractive for pedestrians. The applicant points to future foot links to be provided from other parts of the site in due course.
- 10.21 It is also proposed to create a foot link beyond this proposed site into the next phase to the north east and through that to the new riverside park area. Again this is to be supported to ensure access which encourages and enables health and wellbeing objectives through foot journeys.

Scale and appearance

- 10.22 The overall scale of development reflects the suburban location with predominantly 2 storey dwellings and some 2 ½ storey dwellings and two blocks of apartments at 3 storeys. These higher blocks are close to the boundary of the site with Farnham Road and will have a considerable impact on defining the character of the site when perceived from that road. There is no immediate residential area from which to take a reference point to in respect of the height of dwellings. Nonetheless, the overall height and scale of the proposed development is considered to be acceptable and seeks to embrace the principles of Garden Cities in accordance with policy HDP1 of the Neighbourhood Plan.
- 10.23 Some of the units proposed to the south eastern periphery are less orthodox in their appearance. However, as above, there is considered to be space for latitude with regard to architectural styles in this location given the absence of immediate references.

Landscaping

- 10.24 Detailed landscape plans of the differing areas have been provided which incorporate the provision of an appropriate mix and design of landscaping across the site.
- 10.25 With regard to maintenance of communal amenity areas there is no direct provision within the Local Plan to consider the maintenance of development but the emerging policy DES3 identifies that long term management and maintenance arrangements for the public realm should be put in place. The applicant has confirmed that all such internal open spaces and amenity areas will be the subject of management by a Management Company, the cost of which will be conveyed to future residents by an annual management fee. This is a commonly accepted arrangement which will ensure long term management of open space.

Parking and highway access arrangements

- 10.26 Access arrangements have been previously approved through the grant of the outline planning permission (3/13/0886/OP) and the full permission for an alternative access arrangement into the site (3/16/1252/FUL). The Highway Authority comments that the proposed internal estate road layout is acceptable.

10.27 With regard to parking matters, the development proposal incorporates a total of 197 parking spaces. The number of parking spaces required by the current and emerging policies and provision is as below:

Unit size	Number of units	Current policy		Emerging policy		Proposed
		Spaces per unit	Total required	Spaces per unit	Total required	
1	15	1.25	18.75	1.5	22.5	15
2	17	1.5	25.5	2	34	25
3	32	2.25	72	2.5	80	66
4+	27	3	81	3	81	72
TOTAL	91		197.25		217.5	178

10.28 Whilst the table indicates some level of under provision, there are 19 visitor spaces proposed in addition to the dedicated spaces. Total provision matches then the headline numbers under the current policy.

10.29 With regard to the emerging policy, the policy enables a degree of discount to be applied according to criteria relating to the tenure mix, on street parking provision, access to public or private off road parking facilities, public transport and cycle parking provision. For a zone 4 location such as this, a discount of up to 25% is permissible.

10.30 Members will be aware of the requirement to enable bus service provision to the ASR sites. In addition, reference has also been made to the potential for cycle links to be created between this site and the town centre along the river valley corridor. Overall it is considered reasonable to apply a discount to reflect the sustainable transport possibilities of the site.

10.31 If this is limited at just 5%, this brings the requirement under the emerging policy down from 218 (rounded up) to 207. This then needs to be judged against the provision of 197 spaces. Some negative weight is applied as a result of this under supply.

Other matters

10.32 The comments from the statutory consultees confirm that the development proposals are acceptable in terms of surface water drainage and ecology.

10.33 EHDC Environmental Services set out the requirement for refuse storage and collection. Having regard to the plans and information available Officers are of the opinion that appropriate provision can be

provided. Nonetheless a planning condition is recommended requiring the submission of information in regard to refuse storage.

- 10.34 The comments from Environmental Health are noted – the development is considered to provide an appropriate orientation/layout with Hazel End Road such that appropriate noise levels can be achieved in private rear garden spaces. Further information is required in regard to the elevation treatment which can be submitted and agreed through the relevant planning condition attached with the outline planning permission.
- 10.35 HCC Development Services and Fire and Rescue seek provision of fire hydrants – this is however a matter which was dealt with as part of the outline planning permission.
- 10.36 Officers have considered and assessed the development proposal against the relevant policies of the Neighbourhood Plan. The proposed development is considered to provide an appropriate mix of housing, density and ensures an overall high quality, layout and design which together with landscape proposals, reflects Garden City principles. The development meets the standard for parking and provides high quality connectivity for pedestrians and cycles within the site and in relation to adjoining open spaces and other rights of way. The development appropriately deals with surface water measures. The development therefore accords with Neighbourhood Plan policies HDP1, HDP2, HDP3, HDP4, GIP3, GIP4, GIP7, TP3, TP4, TP8 and TP10.

11.0 Conclusion

- 11.1 The principle of development of this site for residential use has been established and this application relates solely to a consideration of the layout, scale, appearance and landscaping for the first phase of development – phase A. As the proposals indicate that the commencement of development is coming forward and the associated delivery of housing, significant positive weight is assigned to this.
- 11.2 The development incorporates a density which reflects that approved as part of the outline planning permission. The development is one unit short of the number of affordable units which were anticipated to come forward as part of the phase. The omission of one affordable unit is not significant and the applicant has provided reasonable assurances that this short fall will be made up in following phases of development. Some limited negative weight is applied as a result of this short fall and because of the incompatibility of the mix of the units to emerging policy requirements.

- 11.3 The proposed layout, scale and appearance of the development is high quality which, together with the proposed landscape design proposals, will ensure a high quality finish which reflects the principle of Garden Cities.
- 11.4 With regard to parking provision, there is an element of under supply. A modest reduction has been made under the emerging policies to reflect the positive impact of the proposals with regard to enabling foot and cycle journeys. Some limited negative weight is applied in relation to the parking provision matter.
- 11.5 Overall, it is considered that the weight to be given to the commencement of the development and the early delivery of housing is such that it significantly outweighs the modest harms identified in the detail of the proposals. Officers therefore recommend fully that planning permission can be forthcoming, subject to the conditions proposed below.

Conditions

1. Approved plans (2E103)
2. Materials of construction (2E111)
3. Refuse disposal facilities (2E241)
4. Prior to first occupation of any dwelling details of the management and maintenance of the communal amenity spaces shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the approved details.

Reason: To ensure adequate provision of maintenance and management of roads, footways and amenity areas and in the interests of public safety.

5. All hard and soft landscaping shall be carried out in accordance with the approved drawings unless otherwise agreed in writing by the Local Planning Authority. 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.

6. Officers be delegated to attach further conditions as may be considered necessary to include:
A condition to ensure the provision of footway links between the site and the wider area as appropriate

Informatives

1. Outline Permission Reference (07OP)
2. Outline Planning permission for the development of site ASR5 has been granted under Local Planning Authority ref 3/13/0886/OP dated 1 June 2016. A separate full planning permission (ref 3/16/1252/FUL) has been granted for the construction of new and realigned road junctions to Farnham Road and Hazelend Road which differ from those permitted under the outline permission referred to above and which are required to enable the development of land at ASR5, Bishop's Stortford for residential and other purposes and the development of other land for the provision of supporting educational infrastructure. For the avoidance of doubt, regardless of the implementation of the full permission referred to above in relation to access, the LPA will take any implementation of this reserved matters permission as constituting the commencement of development in relation to the outline proposals in relation to which a legal obligation and conditions apply (subject to any details set out in the legal agreement determining commencement). In those circumstances, the conditions applied to 3/13/0886/OP and the associated legal planning obligation agreement will come into force, and which the Local Planning Authority will seek to enforce in full.

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, 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 is that permission should be granted.

KEY DATA**Residential Development**

Residential density	33 units/Ha	
	Bed spaces	Number of units
Number of existing units demolished		
Number of new flat units	1	15
	2	17
	3	
Number of new house units	1	
	2	
	3	33
	4+	26
Total		91

Affordable Housing

Number of units	Percentage
22	24%

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	18.75
2	1.50	25.5
3	2.25	74.25
4+	3.00	78
Total required		196.5
Proposed provision		197

Policy TP8 of the Bishop's Stortford Town Council Neighbourhood Plan Silverleys and Meads (2014-2031)

Parking Zone		
Residential unit size (bed spaces)	Spaces per unit	Spaces required

1	1.25	18.75
2	1.5	25.5
3	2.25	74.25
4+	3.00	78
Total required		196.5
Proposed provision		197

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

Parking Zone	4	
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.50	22.5
2	2.00	34
3	2.50	80
4+	3.00	81
Total required		217.5
Accessibility reduction	5%	11
Resulting requirement		207
Proposed provision		197