

## DEVELOPMENT MANAGEMENT COMMITTEE - 31 JANUARY 2018

<b>Application Number</b>	3/17/2052/FUL
<b>Proposal</b>	Demolition of existing buildings and erection of a part four, part five storey building comprising seven commercial units (one double) in a mix of A1(retail), A3 (restaurants/café) and (A5) hot food takeaway uses and 32 residential units, together with associated access parking and landscaping.
<b>Location</b>	4-18 Amwell End, Ware
<b>Applicant</b>	Omega Land Holdings, Grace House, Petersfield Avenue, Slough, SL2 5EA
<b>Parish</b>	Ware
<b>Ward</b>	Ware - Chadwell

<b>Date of Registration of Application</b>	4 September 2017
<b>Target Determination Date</b>	2 February 2018
<b>Reason for Committee Report</b>	Major planning application
<b>Case Officer</b>	David Snell

### RECOMMENDATION

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

#### 1.0 **Summary**

1.1 The proposal is for the redevelopment of a site situated within Ware town centre by the erection of a building providing 32 residential units and 7 ground floor commercial units. The main issues for consideration are:

- The principle of the development
- Design, layout and heritage impact
- Housing and affordable housing provision
- Flood risk and surface water drainage

1.2 The application proposes the provision of housing and a mix of commercial uses appropriate to the town centre location of the site and primary retail frontage designation.

1.3 The proposed building is of good quality modern design that will serve to positively enhance this part of Ware Conservation Area and the town centre.

- 1.4 The housing mix of studios, one bed apartments and two bed apartments is appropriate to the town centre location of the site. No affordable housing provision is proposed. A Viability Appraisal has been submitted to justify the lack of provision. The appraisal has been reviewed and it has been found to be robust.
- 1.5 Car parking provision is limited to 20 spaces due to the restricted nature of the site. The site lies in a highly accessible town centre location and a short walking distance from train and bus services. The parking provision is in accordance with the emerging standards for the Accessibility Zone 2 and secure cycle storage is proposed.
- 1.6 The surface water drainage proposals are satisfactory and high level Sustainable Urban Drainage Systems (SuDS) are proposed in the form of a 50% sedum green roof.

## **2.0 Site Description**

- 2.1 The application site comprises a three storey flat roofed building constructed in the 1960's accommodating 7 commercial units on the ground floor and on the first and second floors 7 residential units (3 x 3 bed and 4 x 1 bed) and a snooker hall.
- 2.2 To the rear of the building there is an existing car park.
- 2.3 The site lies within Ware Conservation Area and this part of Amwell End is Primary Retail Frontage.

## **3.0 Background to Proposal**

- 3.1 The application proposes to demolish the existing building and replace it with a part 4, part 5 storey building.
- 3.2 The building would accommodate 7 commercial units (567m<sup>2</sup> gross floorspace) on the ground floor in a mix of 4 x A1 (retail), 2 x A5 (takeaway) including a double unit and 1 x A3 (restaurant/café). This compares to the existing mix of 3 x A1 (retail), 1 x A3 (café), 1 x A5 (takeaway) and 1 x sui generis (beauty salon) uses. The upper floors would accommodate 32 residential apartments in a mix of 3 x studio, 18 x 1 bed, 11 x 2 bed.

3.3 The access off Amwell End would remain as existing and a car park at the rear would be reorganised to accommodate 20 spaces and rear servicing for the commercial units.

#### 4.0 **Key Policy Issues**

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the adopted East Herts Local Plan 2007 and the emerging District Plan. There is no Neighbourhood Plan for Ware:

<b>Key Issue</b>	<b>NPPF</b>	<b>Local Plan policy</b>	<b>District Plan policy</b>
The principle of the development	Section 1 Para 6 - 16	SD1 SD2 STC1 STC2 LRC1	INT1 DPS1 DPS2 DPS3 CFLR1 RTC1 RTC2 RTC3
Layout and design	Section 7	ENV1 ENV2	HOU2 DES2 DES3 DES4
Heritage and conservation area impact	Section 12	BH1 BH2 BH3 BH6	HA1 HA3 HA4 HA5
Housing and affordable housing, including residential amenity	Section 6	HSG1 HSG7 HSG3 HSG4	WARE1 HOU1 HOU2 HOU3 HOU7
Highways and parking	Section 4	TR2 TR7	TRA1 TRA2 TRA3
Flood risk, water and climate change	Section 10	ENV19 ENV21	WAT1 WAT2 WAT3 WAT5 CC1 CC2
Planning obligations and infrastructure delivery	Paras 203 to 206	IMP1	DPS4 DEL1 DEL2

			CFLR1 CFLR3 CFLR7 CFLR9
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Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

## **5.0 Summary of Consultee Responses**

- 5.1 HCC Highway Authority do not wish to restrict the grant of permission, subject to conditions.
- 5.2 Lead Local Flood Risk Authority (LLFA) comment that the Flood Risk Assessment is satisfactory and advise that permission may be granted, subject to conditions requiring the submission and approval of a detailed surface water drainage scheme based on the FRA and phasing details.
- 5.3 The Canals and Rivers Trust comment that there is potential impact on water quality of the Navigation and request the imposition of a condition restricting surface water discharge into The Cut during construction. They also request a planning obligation to contribute to improvements to the towpath.
- 5.4 Environment Agency comment that the development should be carried out in accordance with the Flood Risk Assessment. The Cut forms what may be a valuable backwater that would benefit greatly from natural banks and a buffer zone. The development does not provide this. Ideally the development should be moved back to provide a 3-5m buffer zone from the top of the bank alongside the Cut.
- 5.5 EHDC Engineering Advisor confirms that the revised layout showing a 50% sedum green roof would provide a high quality SuDS addition to the development creating enhanced amenity and biodiversity provision at this location as well as contributing to flood risk reduction and improvements to water quality discharges.
- 5.6 Thames Water. No response received.
- 5.7 EHDC Conservation and Urban Design Advisor considers that the proposals will not harm the setting of the nearby listed buildings and that the proposals will enhance the character and appearance of the Ware Conservation Area when compared with the existing.

- 5.8 Historic England does not wish to comment.
- 5.9 Herts Ecology comments that a bat survey was submitted in support of the proposal and bats are not a constraint to development. Four integrated bat boxes are proposed which will provide biodiversity enhancement in accordance with the NPPF.
- 5.10 Natural England does not wish to comment.
- 5.11 HCC Development Services requests a financial planning obligation towards floorspace, equipment and shelving improvements at Ware Library.
- 5.12 HCC Minerals and Waste advise that a Site Waste Management Plan (SWMP) should be a conditional requirement.
- 5.13 EHDC Environmental Health Advisor does not wish to restrict the grant of permission, subject to a contaminated land remediation condition.
- 5.14 Herts Police Crime Prevention Advisor is pleased that the applicant intends to use the police approved security standard *Secured by Design* as a guide in construction of the site and requests an informative in respect of certification.
- 5.15 NHS and NHS Clinical Commissioning Group. No response.

(Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

## **6.0 Town Council Representations**

- 6.1 Ware Town Council object to the proposal on the following grounds:
- There is no detail on affordable housing and policy should be followed;
  - Inadequate parking provision;
  - The modern design will detract from the setting of listed buildings. A traditional design approach in keeping with the Conservation Area would be preferred;
  - The height and massing of the proposed building is considered to be overdevelopment.

## 7.0 **Summary of Other Representations**

7.1 One response has been received objecting on the following ground:

- The proposal would upset, interrupt and undermine an existing business.

## 8.0 **Planning History**

Ref	Proposal	Decision	Date
3/15/1440/FUL	External alterations and provision of additional cycle bays, bin enclosure and vehicular parking. Construction of new third floor to provide 2 x no1 bed flats. (at Fox Talbot House to the rear of the application site)	Granted	September 2015
3/15/0561/FUL	Part demolition of existing night club building and redevelopment with commercial/retail use on the ground floor and 10 residential units on floors 1, 2 and 3 (at 20 Amwell End adjoining the application site)	Resolution to grant, subject to a S106 Agreement. S106 Agreement being progressed	April 2017
3/94/1192/FP	Change of use from office to pool club	Granted	October 1994
3/94/0448/FP	Change of use of office to function room	Refused	May 1994
3/60/1242/FP	Erection of shops, maisonettes, flats and garages.	Granted	September 1960

## 9.0 **Consideration of Relevant Issues**

The principle of the development

- 9.1 The site lies within Ware town centre wherein the principle of a mixed use residential and commercial scheme to replace the existing mixed use residential, commercial and snooker hall use is acceptable in principle, subject to detailed planning considerations.
- 9.2 The ground floor frontage of the development would provide 7 commercial units including one double unit as existing with a range of uses appropriate to the town centre location and primary shopping frontage. The proposed mix comprises 4 x A1 (retail), 2 x A5 (takeaway) and 1 x A3 (restaurant/café) uses. The proposal is satisfactory having regard to primary shopping frontage policy.
- 9.3 The loss of an existing recreation facility (snooker hall) is regrettable and some harm arises as a result.

#### Design, layout and heritage impact

- 9.4 The application proposes a part 4, part 5 storey building to replace the existing 1960's three storey flat roofed building. The proposed building is higher than the 4 storey building proposed at 20 Amwell End adjoining the site (approved, subject to a S.106 Agreement). However, the building rises to five storeys for approximately half its frontage width on its northern (town centre) end and the fifth floor is set well back from the main front elevation of the building.
- 9.5 The building is of similar overall height to the Farecla office building to the west of the site. The overall height and massing of the building is considered to be acceptable in this town centre location.
- 9.6 It is considered that the proposed building is of good quality modern design and that it will serve to enhance this part of the town centre and Ware Conservation Area.
- 9.7 The applicant has agreed to the use of internally installed high visibility chain link shuttering which is considered to be satisfactory. This matter is addressed by condition.
- 9.8 The opposite side of Amwell End contains numerous grade II listed buildings. The Conservation and Urban Design Advisor does not consider that the proposals will harm the setting of listed buildings when compared to the existing building.
- 9.9 It is also considered that the replacement building will improve views from the river frontage when compared to the existing position. The Environment Agency comment that The Cut off the main river running

along the rear boundary of the site would benefit from the provision of natural banks and a buffer zone. Ideally the development should be moved back to provide a 3-5m buffer zone from the top of the bank alongside the Cut. The provision of a buffer zone would result in the loss of a minimum of 6 proposed car parking spaces and the proposed secure cycle parking facility.

- 9.10 Given the sustainable location of the development, reduced parking provision at the site would be acceptable in policy terms, indeed, no parking provision was accepted in relation to the site to the south. Reduced provision and/or an amended ratio of residential to parking provision would enable the benefits referred to by the Environment Agency to be further explored.

#### Housing and affordable housing

- 9.11 The upper floors of the proposed building would accommodate 32 residential apartments in a mix of 3 x studio, 18 x 1 bed 11 x 2 bed apartments.
- 9.12 On sites of more than 5 dwellings emerging DP policy HOU1 would require an appropriate mix of housing tenures, types and sizes in order to create mixed and balanced communities appropriate to local character taking into account the Strategic Housing Market Assessment (SHMA). Affordable housing should also be provided.
- 9.13 In this case the proposed housing mix does not accord with the SHMA in that smaller unit types are proposed in the form of studio, 1 bed and 2 bed apartments. In terms of market housing the SHMA indicates a market need for 1 and 2 bed apartments across the district of 6% and 7% respectively.
- 9.14 No affordable housing provision is proposed. However, a Viability Assessment (VA) has been submitted to justify the lack of provision. The assessment has been reviewed and tested by the Council's VA consultant and found to be robust. It should be noted the scheme is a relatively high cost development and that it delivers a lower developers profit margin than that which is normally accepted for the purposes of assessing viability. The lack of affordable housing, whilst justified in viability terms, has to be given some negative weight in the overall balance of considerations.
- 9.15 In terms of housing mix, the proposal is for 1 bed (21) and 2 bed (11) units. The majority of the proposed dwellings slightly exceed the minimum floorspace guidance in the National Technical Housing



Standards apart from two studio apartments that fall slightly below that standard. The majority of units are single aspect but all bedrooms and living rooms have window openings and an outlook, albeit to the rear parking area or Amwell End roadway at the frontage. Each unit has a small enclosed amenity area and a communal roof garden is proposed. Single aspect accommodation is not ideal but overall it is considered that the proposed residential layout provides a satisfactory level of amenity for future residents but that some negative weight should be applied because of the limitations identified above.

### Access and parking

- 9.16 The access to the rear car park and commercial unit servicing area off Amwell End would remain as existing. The Highway Authority has confirmed that the access arrangements are satisfactory.
- 9.17 The parking standards for the proposed development are:

Type	Adopted LP range (accessibility zone 2)	Emerging parking standards Zone 2 (accessibility zone 2) (25-100%)
Commercial	5-19	5-19
Residential	27	14-54
Total required	33-46	19-73

- 9.18 The rear car park to the existing building is not marked out but it is estimated that it could accommodate 11 cars with rear access to the existing commercial units unobstructed. The current application proposed 20 car parking spaces with an unobstructed servicing area to the proposed ground floor commercial units.
- 9.19 The site lies in a highly accessible location within Ware town centre close to shopping and services (Accessibility Zone 2) and a short walking distance to the train station and bus services. The on-site provision equates to one space more than that required by the emerging standards for a town centre Accessibility Zone 2 site, if the full 75% reduction in provision is applied.
- 9.20 In this context it should be noted that application reference 3/15/0561/FUL proposing ground floor commercial units and 10 flats on the upper floors at 20 Amwell End (resolution to grant, subject to a legal agreement in April 2017) provided no parking provision.

- 9.21 Given that the location of the site is highly accessible the provision is considered to be satisfactory.
- 9.22 10 existing public diagonal parking spaces are available off the Amwell End in front of the site.
- 9.23 The adopted and emerging parking standards would require 32 cycle parking spaces for the residential element of the proposal. The application proposes 33 spaces. The adopted and emerging standard for small shops is 1 space per 150m<sup>2</sup> of retail floorspace plus 1 space per 10 staff on-site. In terms of floorspace the standards would require 1 space (434m<sup>2</sup>) and staffing is unknown. No cycle parking is proposed for the commercial space.

#### Flood risk and surface water drainage

- 9.24 The majority of the site lies within Flood Zone 3. A Flood Risk Assessment (FRA) has been submitted in support of the proposal.
- 9.25 The Lead Local Flood Authority (LLFA) advise that the Flood Risk Assessment is satisfactory and advise that permission may be granted, subject to conditions requiring the submission and approval of a detailed surface water drainage scheme based on the FRA.
- 9.26 Further to the advice of the Council's Engineering Advisor the proposal has been amended to provide a 50% sedum green roof. This provides a high quality SuDS addition to the development creating enhanced amenity and biodiversity provision at this location as well as contributing to flood risk reduction and improvements to water quality discharges. Detailed design details of the SuDS, including the provision and design of the green roof, are required by a condition.
- 9.27 The site is situated within Flood Zone 3 and a sequential test is therefore required. NPPF policy aims to guide development away from areas of higher flood risk towards areas of lower flood risk. The aim of a sequential test in this case is to determine whether sites are available within Flood Zones 1 and 2 to accommodate the development. Given, the characteristics of the site and the proposed development it is considered that no other sites within the District within Zones 1 and 2 would be available to accommodate the development.

- 9.28 The site lies within an area of archaeological significance and a groundworks monitoring condition is therefore recommended in accordance with the advice of the Herts Archaeological Advisor.
- 9.29 Fume extraction and noise attenuation conditions are recommended to address the residential amenity of future residents and noise generation from the proposed commercial units.

#### Planning obligations

- 9.30 HCC have requested a financial planning obligation towards shelving, equipment floorspace rationalisation at Ware Library. The applicant has agreed to this obligation.
- 9.31 The proposal makes no on-site provision for open space and amenity provision for residents. It is therefore considered that financial contributions towards public amenity provision are justified. The applicant has agreed to financial planning obligations:
- Parks and public gardens
  - Outdoor sports
  - Amenity green space
  - Children and young people
  - Community centres
- 9.32 The Canals and Rivers Trust have requested an unspecified contribution to the improvement of the river towpath. However, having regard to the viability of the proposal further financial contributions are not achievable.

### **10.0 Conclusion and Planning Balance**

- 10.1 The proposed building is considered to be of high quality design that will enhance this part of the Conservation Area in comparison to the existing 1960's building.
- 10.2 The height and massing of the building are considered to be acceptable in the context of the site and surroundings.
- 10.3 The proposal will provide 32 residential units (net gain 25) which will be of significant positive benefit. No affordable housing is proposed and, whilst this has been justified by a robust viability submission, negative weight is assigned to this, along with some negative weight

because of the size and layout of the units and the lack of provision of any amenity space of significance.

- 10.4 The provision of a commercial ground floor frontage will maintain the viability and vitality of the primary shopping frontage and complement surrounding uses in this part of the town centre. Some, but limited harm, is caused by the loss of the existing snooker hall recreational use.
- 10.5 Car parking provision is limited but appropriate to the location of the site within the town centre accessibility Zone 2 and within the scope of the emerging parking standard.
- 10.6 Overall, it is considered that the proposed building will positively contribute to the setting of the site and its surroundings and the benefits achieved by the development through additional housing delivery outweigh the identified harm and the application is therefore recommended for approval.

### **RECOMMENDATION**

That planning permission be **GRANTED**, subject to the conditions set out below and the satisfactory conclusion of a legal agreement to secure the following:

#### **Legal Agreement**

• Ware Library equipment/shelving	£2,046.00
• Parks/public gardens	£7,137.19
• Outdoor sports	£19,766.59
• Amenity green space	£3,040.36
• Children and young people	£2,186.71
• Community centres	£5,270.00
<b>Total</b>	<b>£39,446.85</b>
(contributions to be index linked)	

#### **Conditions**

1. Three year time limit (1T12)
2. Approved plans (2E10)
3. Samples of materials (2E12)

4. Contaminated land survey and remediation (2E33)
5. External details of extraction equipment (2E37)
6. Hard surfacing (3V21)
7. Landscape works implementation (4P13)
8. Hours of working - plant and machinery (6N05)
9. Programme of archaeological work (2E02)
10. Prior to first occupation of the development hereby approved the scheme of landscaping shall be implemented accordance with plan No. AWE/17/PL/L01A.

Reason: To ensure the satisfactory appearance of the site in accordance with Policies ENV1 and ENV2 of the East Herts Local Plan Second Review April 2007.

11. Prior to first occupation of the development hereby approved a car park management plan shall be submitted to and approved in writing by the Local Planning Authority. The car park shall thereafter be operated in accordance with the approved arrangements.

Reason: To ensure satisfactory parking access, allocations and use arrangements in the interests of the safety and convenience of users of the site.

12. Prior to first occupation of the development hereby approved, all on-site vehicular surfaced areas, shall be accessible, surfaced, marked out and fully completed in accordance with approved plan No. AWE/17/PL/L01. Arrangements shall be made for surface water from the site to be intercepted and disposed of so that it does not discharge onto the public highway. The arrangements shall subsequently be retained and maintained.

Reason: In the interests of the safe operation of the site and highway safety.

13. Prior to the commencement of the development, including demolition, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall detail:

- The phasing of the development;
- Method of accessing the site including vehicle numbers and routing;
- Location and details of wheel washing facilities;
- Parking, storage and office areas.

The development shall be implemented in accordance with the approved CMP.

Reason: To ensure that impact on the highway network is minimised.

14. Prior to any above ground construction a scheme for protecting the proposed residential units from noise from traffic shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved detail.

Reason: To ensure an adequate standard of residential amenity in accordance with policy ENV25 of the East Herts Local Plan Second Review April 2007.

15. Prior to the commencement of any commercial use hereby approved a scheme to demonstrate that the rating level of sound emitted from any fixed plant and machinery shall not exceed a level of 5dB(A) above the existing background sound levels at any of the sound sensitive premises. All measurements shall be made in accordance with the methodology of BS4142 (2014) and/or subsequent amendments.

Reason: To ensure an adequate standard of residential amenity in accordance with policy ENV24 of the East Herts Local Plan Second Review April 2007.

16. Prior to the commencement of any Use Class A3/A5 use hereby approved details of arrangements for internal air extraction, odour control and external discharge from cooking operations, including external ducting and flues, shall be submitted to and approved by the Local Planning Authority. The equipment shall thereafter be installed in accordance with the approved details and maintained in accordance with the manufacturer's instructions and operated at all times when cooking is being carried out.

Reason: To ensure adequate extraction arrangements in accordance with policy ENV27 of the East Herts Local Plan Second Review April 2007.

17. The Use Class of the commercial uses hereby approved shall be in accordance with approved drawing No. AWE/17/PL/L01 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the viability and vitality of the primary shopping frontage in accordance with policy STC2 of the East Herts Local Plan Second Review April 2007.

18. Any security shutters to be fitted to the ground floor shopfronts shall be internally installed Back Chainlink Roller Grill from HVP, or similar which have been previously approved in writing by the Local Planning Authority. Thereafter the installed shutters shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the building and Ware Conservation Area.

19. No surface water or groundwater shall be discharged into the adjacent water course (Navigation or The Cut) during demolition or construction works. Any stockpiles of soil/waste from the site should be located at a suitable distance away from the water course and suitable methods used to minimise dust emissions from the site during demolition/construction works. Any surface water drains connecting the site to the water course shall be immediately capped off at both ends during demolition/construction works and shall be retained as such until the development is fully completed.

Reason: To prevent adverse impact on the water course in accordance with Policy ENV18 and the National Planning Policy Framework.

20. The demolition/construction work shall proceed in accordance with the provisions of the Site Waste Management Plan (SWMP) to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition. The submitted SWMP shall include 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; measures to minimise the amount of waste generated; measures to minimise the pollution potential of unavoidable waste; measures to 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.

21. The development permitted by this planning permission shall be carried out in accordance with the Surface water drainage assessment prepared by JNP Group, ref C85405-R003 revision A dated 6th October 2017:

- Discharge from the site will be attenuated by the use of tanked permeable paving and limited at 5l/s by flow control device during all rainfall events up to and including the 1 in 100 year storm plus 40 % allowance for climate change to finally discharge into the Cut;
- Adequate management treatment train is to be provided by permeable paving as shown on Drainage strategy drawing C85405-D-001 rev A;

The mitigation measures shall be fully implemented prior to occupation and subsequently retained and maintained in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

22. No development shall take place until the following information is submitted to and approved in writing by the Local Planning Authority to secure the feasibility of the drainage scheme:

- Engineering drawings of all the proposed SuDS measures in line with the latest edition of the SuDS Manual by CIRIA, including the green roof to the fourth floor shown on drawing AWE/17/PL/L12A;
- Confirmation from Thames Water that they have no objection for the development to continue discharging via their network;

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.



Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

23. Within 4 months of the completion of the development a detailed drainage layout supported by engineering drawings of all drainage components as built, together with a management and maintenance strategy shall be submitted to the Lead Local Flood Risk Authority (LLFA) for their written approval. The management and maintenance strategy shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime and shall thereafter be retained in accordance with the approved strategy.

Reason: To ensure satisfactory maintenance of the drainage scheme to prevent flooding.

**Informatives:**

1. Other legislation (01OL)
2. Street naming and numbering (19SN)

**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 is that permission should be granted.

**KEY DATA****Mixed Commercial and Residential Development**

Residential density	177dph	
	Bed spaces	Number of units
Number of existing units demolished	13	7
Total number of units	43	32
Total net gain		25

**Affordable Housing**

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

**Non-Residential Development**

<b>Use Type</b>	<b>Floorspace (sqm)</b>
A1, A3, A5	567

**Commercial Vehicle Parking Provision**

Proposal	Adopted LP Zone 2	Emerging DP Zone 2
Commercial (567m <sup>2</sup> )	19	19
Accessibility reduction	14	14
Total required	5	5

**Residential Vehicle Parking Provision**

Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

Parking Zone	2	
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	0.75	16
2	1.00	11
Total required		27
Proposed provision		20

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

Parking Zone	2 (accessibility reduction 75%)	
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.50	31.5
2	2.00	22.0
Total		54
Accessibility reduction		40
Total required		14
Proposed provision		20

### **Legal Agreement - Financial Obligations**

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

<b>Obligation</b>	<b>Amount sought by EH Planning obligations SPD in this case</b>	<b>Amount recommended in this case</b>	<b>Reason for difference (if any)</b>
Affordable Housing	40%	0	Viability assessment indicates that funding provision impacts on viability of scheme
Parks and Public Gardens	£7,137.19		
Outdoor Sports facilities	£19,766.59		
Amenity Green Space	£3,040.36		
Provision for children and young people	£2,186.71		
Maintenance contribution -	£15,753.08	0	Viability assessment

Parks and public gardens			indicates that funding provision impacts on viability of scheme
Maintenance contribution - Outdoor Sports facilities	£49,627.78	0	Viability assessment indicates that funding provision impacts on viability of scheme
Maintenance contribution - Amenity Green Space	£8,552.28	0	Viability assessment indicates that funding provision impacts on viability of scheme
Maintenance contribution - Provision for children and young people	5,602.32	0	Viability assessment indicates that funding provision impacts on viability of scheme
Community Centres and Village Halls	5,270.00	5,270,00	
Recycling facilities			Viability assessment indicates that funding provision impacts on viability of scheme