



Planning Statement

Planning Application

Outline application for Residential development of 34 dwellings following demolition of existing buildings and structures (resubmission following refusal of 6/2019/0882/OUTLINE)

Colesdale Farm, Northaw Road West, Potters Bar EN6 4QZ

DLA Ref: 19/419
October 2019

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1.0 INTRODUCTION

1.1.0 This report relates to an outline planning application for residential development (up to 34 units) following the demolition of existing buildings and structures at Colesdale Farm, Northaw Road West. Access is to be determined at this stage with all other matters to be reserved. This application is a resubmission following the refusal of 6/2019/0882/OUTLINE. This statement should be read in conjunction with the following reports.

Subject	Consultant
Arboricultural Impact Assessment (updated)	David Clarke
Landscape and Visual Impact Assessment (updated)	David Clarke
Transport Statement (updated)	M-E-C
Bat Survey	Essex Mammal Surveys
Badger Survey	Essex Mammal Surveys
Geo-Environmental Desk Study	M-E-C
Flood Risk Assessment and Drainage Strategy (updated)	EAS

1.2.0 Scope

1.2.1 This document comprises an overarching Planning Report incorporating a Design and Access Statement. Sections 2 to 4 consider the physical, economic, social and historical context of the site, identifying the relevant local, regional and national planning policy framework; Section 5 sets out the details of the proposal; and Section 6 details the consultations undertaken prior to the submission of the application. All these sections inform the evaluation of the proposal in Section 7 against the identified planning policy framework. The overall conclusions are set out in Section 8 and which are summarised below at paragraph 1.3.0.

1.3.0 Summary

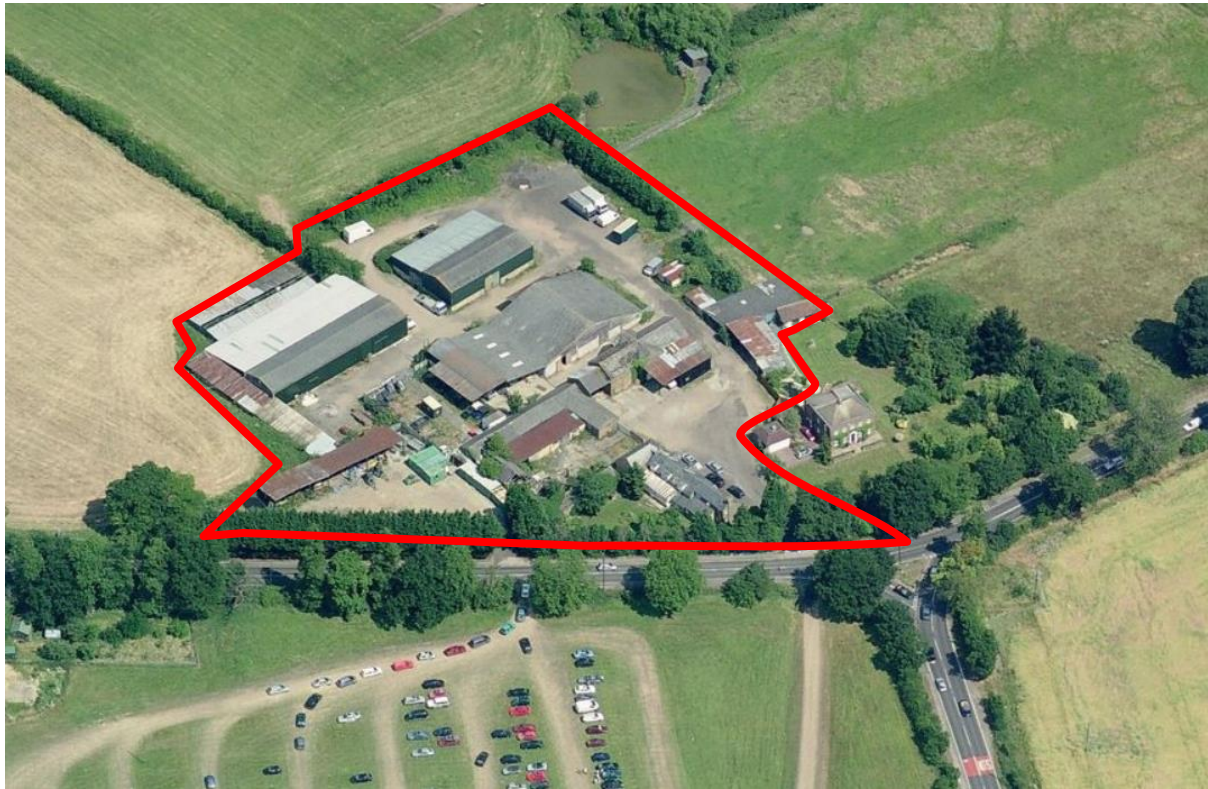
The proposal is for a revised scheme following the refusal of 6/2019/0882/OUTLINE and the following amendments have been made to address the council's concerns.

- Decrease from 38 to 34 dwellings with consequent increase in openness.
- Location of the dwellings largely over the footprint of existing buildings and previously developed land.
- Reduction in height of dwellings in the western corner to 1.5 storey.
- Increase in landscaping along the western boundary.
- Introduction of a large area of open space to the front of the site giving a more spacious and rural appearance to the development.
- Enlargement of the open space to the rear of the site and greater separation of the dwellings from the boundaries.

2.0 SITE & CONTEXT ANALYSIS

2.1.0 Location

The application site, shown in Figure 1 below, is located to the north of Northaw Road West. The site is located little over 1km south west from the centre of the village of Cuffley and under 4km east of the town of Potters Bar.



2.2.0 Application Site

The site, which is 1.3ha, is known as Colesdale farm currently consists of 4,132m² of buildings, mostly used as commercial units and storage yards, as well as a substantial amount of hardstanding that, with the commercial buildings, make up almost the entire site. Access to the site is gained from Northaw Road West to the south of the site. The footprint of each building/structure is set out in the table below. These figures have been revised since the previous application and are more accurate as shown on Drawing PL400. The reference numbers of the buildings relate to those shown in annotated photograph CF1b and Drawing PL400. The annotated photograph CF1b below also shows the numbering of the various buildings and areas on the site used for the certificate of lawful use. A certificate has been granted for buildings 3/3A, 3B, 5, 10, 10A, 11 and 2A shown in red. The other buildings are shown in blue.



CF1b Annotated Photo Colesdale Farm

Building Nos	Ref on plan	Floor area m ²	Max height m
CF1b	PL400		
2a	7	238	7.03
3	3,4	841	5.37
3a	5	136	
3b & 10a	8a	448	yard
5	9,10	612	7.22
10	6	243	3
11	14 part	72	3.19
Total with certificate		2590	
1a & 1a	8	865	6.89
2b	7a	226	7.03
3z	3a	120	
3x	2	259	6.1
3y	1	30	
11a	14 part	20	3.96
13	13	71	
12 Ag building	12	293	6.13
Total commercial		4474	
Dwelling	11	231	6.56
Total		4705	

2.3.0 Context

The site is bound to the east, west and north by open fields, with Northaw Road West to the south of the site. The village of Cuffley is around 600m to the east of the site.

2.4.0 Proposals Map Notation

The only planning designations attached to the site are that it is within the Green Belt and the Northaw Common Parkland Landscape Character Area. The site is not within a Conservation Area, not within Flood Zones 2 or 3, nor does it have a Listed Building on or adjacent to the site.

2.5.0 Local Services

The site is located to the south west of the village of Cuffley and is easily accessible to a wide range of different services and facilities. The table below shows a sample of the nearby facilities that are easily accessible from the site.

Facility	Local provision	Distance from the centre of the site (km)	Indicative journey times (minutes)	
			Walk	Cycle
Education	Cuffley Pre School	0.45	6	2
	Cuffley Primary School	1.00	12	4
	Goffs Academy	5.00	64	19
Retail	Tesco Express	1.40	17	5
	The Co-op	1.25	15	4
	Shops along Cuffley Hill	3.00	40	15
Leisure	Cuffley Library	1.25	15	4
	Cuffley Football and Tennis Club	0.45	6	2
	Cuffley Community Centre	1.50	20	6
Employment	Sopers Road Industrial Estate	1.50	20	6
	Station Road High Street	1.20	14	4
	Cattlegate Road Industrial Area	2.50	31	9
Health	Cuffley Village Surgery	1.25	15	4
	The Dental Care	1.20	14	4
	Salepick Ltd Pharmacy	1.30	15	4

2.6.0 Accessibility

2.6.1 The site is served by a bus stop immediately to the front of the site on Northaw Road West. This bus stop is served by the number 242 bus. This bus gives a regular service to nearby towns and villages including Cheshunt, Potters Bar, Welham Green, Goffs Oak, Hatfield, and Welwyn Garden City.

2.6.2 The nearest train station to the site is Cuffley Station which is within 1.5km of the site. The station operates a National Rail service on the Great Northern line, a regular service which runs from London Moorgate in the south to Hitchin in the north. It would take under 45 minutes to get a train from Cuffley to London.

3.0 RELEVANT PLANNING HISTORY

3.1.0 Application Site

3.1.1 The relevant history of the application site is summarised in Table 3.1.0 below.

LPA Ref	Proposal	Outcome
6/2019/2544/FP	Retention of commercial use of buildings 1a, 1b and 2b	Pending
6/2019/0882/OUT LINE	Outline permission for residential development of site of up to 38 dwellings following demolition of the existing buildings and structures with all matters reserved apart from access	Refused 01.08.2019
6/2018/2936/ LAWE	Certificate of lawful use units 3/3A, 3B, 5, 10, 10A, 11 & 2A	Granted 18.02.2019
6/2017/0204/PN3	Prior notification for erection of metal storage shed	PN not required 28.02.2017
S6/2015/0175/FP	Erection of agricultural building following removal of existing buildings	Granted 23.07.2015
S6/2013/2483/FP	Sub-division of existing dwelling to form two dwellings and the erection of a two storey side extension and part single, part two storey rear extension	Refused 27.01.2014
S6/2008/2224/MA	Change of use of land to C3 dwelling houses, extensions and conversion of barn to create six bed dwelling plus staff accommodation. erection of four two storey dwellings comprising of; 1x three bed, 1 x four bed, 2 x five bed dwellings and ancillary car parking and landscaping following demolition of existing buildings	Appeal Dismissed
S6/2009/0646/DS	Discharge of conditions 2 (landscaping) & 3 (materials) of planning permission S6/2005/0009/FP	Granted 03.06.2009
S6/2008/0310/FP	Erection of single storey rear extension	Granted 10.04.2008
S6/2007/1505/FP	Erection of single storey rear extension and single storey extension to garage with glazed link	Refused 10.12.2007
S6/2005/0009/FP	Renewal of planning permission S6/2000/0922/FP for the demolition of existing buildings and conversion of existing barns to create three residential units	Granted 10.08.2005
S6/2000/0922/FP	Demolition of existing buildings and conversion of existing barns to create three residential units	Granted 21.08.2000
S6/1993/0669/FP	Change of use of existing agricultural barn for the storage of telecommunication equipment	Appeal Dismissed
S6/1992/0725/AG	Erection of hay barn	Granted
S6/1994/0675/FP	Change of use of barn for storage of cable drums	Granted 24.11.1994

3.1.2 The annotated photograph CF5 below shows the numbering of the various buildings and areas on the site used for the certificate of lawful use. A certificate has been granted for buildings 3/3A, 3B, 5, 10, 10A, 11 and 2A shown in blue. The case officer has agreed that the areas of the certificate buildings, the areas used for access and parking, and the residential curtilages can be considered as Previously Developed Land. These areas are shown in blue in CF5 below.



CF5 Annotated Photo Colesdale Farm (showing PDL in blue)

3.1.3 A planning application for the retention of the excluded buildings 1a, 1b and 2b in commercial use (shown in red on annotated photo CF5 above) has been submitted to the council and is pending. These buildings have been in commercial use for over ten years but were excluded from the certificate as the use changed from mixed Class B2/B8 use to wholly B8 use during the 10 year period. Evidence of the commercial uses throughout the period was provided to the council.

3.1.4 **6/2019/0882/OUTLINE**

This application was refused on 1 August 2019 for the following reason:

‘The proposed development constitutes inappropriate development in the Green Belt. In addition to the harm by reason of inappropriateness, other harm is identified in relation to loss of openness and impact on the character and appearance of the area. The harm by reason of inappropriateness, and the other harm identified, is not clearly outweighed by other material planning considerations such as to constitute the very special circumstances necessary to permit inappropriate development in the Green Belt. The proposal would therefore be contrary to policies GBSP1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.’

4.0 POLICY CONTEXT

4.1.0 National Policy / Guidance

4.1.1 The National Planning Policy Framework 2019 sets out the Government's planning policies for England. Chapters 2 (Achieving sustainable development), 5 (Delivering a sufficient supply of homes), 12 (Achieving well-designed places), and 13 (Protecting Green Belt land) are particularly relevant to this application.

4.2.0 Welwyn Hatfield District Plan 2005

4.2.1 The Welwyn Hatfield District Plan was adopted by Welwyn Hatfield Borough Council in April 2005. The majority of the policies were saved in April 2008. The saved policies that are relevant to this application submission are listed below.

Policy No.	Title
SD1	Sustainable Development
GBSP1	Definitions of the Green Belt
R1	Maximising the use of Previously Development Land
M4	Developer Contributions
M5	Pedestrian Facilities
M6	Cycle Routes and Facilities
M14	Parking Standards for New Development
D1	Quality of Design
D2	Character and Context
D5	Design for Movement
D8	Landscaping
D9	Access and Design for People with Disabilities
H6	Densities
H7	Affordable Housing
H8	Dwelling Type and Tenure
H10	Accessible Housing
OS2	Playing Pitch Provision
OS3	Play Space and Informal Open Space Provision in New Residential Development
RA1	Development in the Green Belt
RA10	Landscape Regions and Character Areas
R16	Protection of Species
R17	Trees, Woodland and Hedgerows

4.3.0 **Draft Local Plan 2017**

4.3.1 The Draft Local Plan was submitted for examination on the 15 May 2017. The emerging draft policies relevant to this proposal are shown below.

Policy No.	Title
SP1	Delivering Sustainable Development
SP2	Targets for Growth
SADM2	Highway Network and Safety
SADM3	Sustainable Travel for All
SP7	Type and Mix of Housing
SP9	Place Making and High Quality Design
SADM11	Amenity and Layout
SADM12	Parking, Servicing and Refuse
SADM14	Flood risk and surface water management
SADM16	Ecology and Landscape
SP10	Sustainable Design and Construction
SADM33	Cuffley
SADM34	Development within the Green Belt

4.3.2 The Inspector examining the draft Local Plan has made it clear that the draft Plan does not contain sufficient housing provision to meet identified needs. The draft Plan was based on a housing need of 632 homes per year, whereas the Council's Strategic Housing Market Assessment (SHMA) identified a need of 800 homes per year. By way of context, the Government's standard method of calculating local housing need for Welwyn Hatfield is 877 homes per year.

4.3.3 The Council has responded to the Inspector's concerns by undertaking a further call for sites with a view to identifying additional capacity that can be included in the draft Local Plan. The Colesdale Farm site was submitted in response to this further Call for Sites in February 2019. The Council consulted on potential sites in May 2019 and is due to seek committee approval for the additional allocations in December 2019.

5.0 DESCRIPTION OF DEVELOPMENT

5.1.0 Use

The outline application proposal is for residential development of the site for up to 34 units following the removal of the existing buildings and structures. This is a reduction from the 38 previously proposed. Access is to be determined at this stage with all other matters to be reserved.

5.2.0 Layout

An indicative layout is submitted showing a development of detached and semi-detached housing and flats. Dwellings would be mainly 2 storey but with 1.5 storey units in the western corner of the site.

Affordable housing would reflect the 30% requirement in compliance with Policy H7. Ten affordable units are proposed out of the 34 and they are sized in accordance to the local affordable housing need. The breakdown of the proposed units is shown below.

Size	Number	Type
1 Bedroom	4	Affordable
2 Bedroom	4	Affordable
3 Bedroom	2	Affordable
1 Bedroom	2	Market
2 Bedroom	12	Market
3 Bedroom	7	Market
4+ Bedroom	3	Market

5.2.1 The footprint of the houses and garages shown in the indicative layout would be 1,859.9m² a reduction from the previous scheme. This compares with the current site coverage of buildings and structures of 4,705m² of which 4,474m² is commercial and 2,590m² has a certificate of lawful use. This shows a reduction of 2,845m² or 60%. The volume of the existing built form is 18,893.75 m³ and this compares with the proposed built form of 11,909.7 m³. This shows a reduction of 6,984m³ or 36.9%. This is summarised in the table below.

Description	Size	Reduction	%
Existing floorspace with certificate	2,590 m ²		
Existing commercial	4,474 m ²		
Existing buildings total	4,705 m ²		
Proposed floorspace	1,859.9 m ²	2,845m ²	60
Existing volume total	18,893.7m ³		
Proposed Volume	11,909.7 m ³	6,984m ³	36

5.2.2 The scheme is low in density and provides large areas of new public open space. The open space has been retained in the northern corner with an additional area of open space at the front of the site. New dwellings have been pulled away from the site boundaries, especially on the south western corner, and are generally spread out with varying frontage depths and large private amenity areas to reflect the site's rural location. House types are mixed to promote a varied and appropriate street scene. Long, straight incongruous roads are avoided with the vehicular infrastructure adopting a fluid approach. The vast majority of parking is located alongside the dwellings to avoid excessive car presence within the public realm. The development area utilises existing landscape features and retains key trees within the site. Perimeter blocks define the build form ensuring there are no un-surveyed spaces. Vistas are fully acknowledged with all key views around the site positively terminated with a key building or feature. Boundary conditions are retained in full and no development is proposed within more sensitive areas of the site, such as the north east corner.

5.2.3 The layout has also been amended to more closely follow the areas of the existing buildings. This is shown in the overlay plan PL500 an extract of which is included below. The new layout is largely within the area of Previously Developed Land agreed with the case officer (photo CF5 at 3.1.2 above) as well as the site of buildings 1a, 1b and 2b which have been in commercial use for over 10 years and therefore should also be considered as PDL.



5.3.0 **Appearance & Scale**

5.3.1 The indicative design takes some design cues from the immediate area including nearby residential properties. The fenestration and material palette have helped inform the proposed scheme to ensure that the proposed dwellings are not incongruous within the context. Nearby properties have a mixture of red brick, render and timber cladding to their external facades, along with traditional roof forms, generally eaves fronted with both gable and hip details. The proposed scheme has responded positively to these characteristics.

5.4.0 **Landscaping**

5.4.1 Additional landscaping is included at the front of the site, rear of the site and along the western boundary. All the three elements would have a beneficial impact on visual amenity.

5.4.2 The application is accompanied by an arboricultural impact assessment and a landscape visual impact assessment. As there are fewer dwellings, larger areas given to open space and greater separation provided to the boundaries there is a lesser impact on existing landscaping. The majority of trees would be retained. Some dead trees within G4 and G6 are recommended for removal irrespective of the planning application. One individual tree and one group of non-native Cypress trees, and part of two groups of trees would be removed as part of the application. These are low quality or unremarkable 'C' category trees. T3 and G9 within the site are not readily visible to the general public. The two groups of trees are visible as they form part of a limited screen along Northaw Road West. However they are non-native trees which offer little in the way of wildlife value and are of poor visual amenity. Their removal would enable alternative native planting along this boundary offering long term amenity value and biodiversity improvements. However a phased removal would ensure that a screen is retained along this boundary.

5.4.3 The Landscape and Visual Impact Assessment assesses the various views of the site. For each of the ten local views there would be a reduction in built form. The LVIA concludes that: *'the proposals can be integrated without any significant detriment to the localised and wider character of the landscape setting and can be accommodated within the receiving visual environment. It is therefore considered that the proposed development can be accommodated and as such is supportable from a landscape and visual perspective.'*

5.5.0 **Access**

5.5.1 Parking can be provided to meet the LPA's requirements. 67 spaces are shown on the indicative layout, 7 of these being unallocated for visitors.

5.5.2 The existing eastern vehicular access to Northaw Road West would be reduced in width and retained solely for access to Colesdale Farmhouse. An existing access to part of the site would be closed. A new access would be created close to the existing western entrance to

access the whole site. The Transport Statement submitted with the application shows that the development is likely to result in a small decrease in morning trips and a small increase in afternoon trips but that any increase would be more than offset by the removal of large commercial vehicles accessing/egressing the site.

6.0 CONSULTATIONS

6.1 A pre-application advice request was submitted to the council on 21st May 2018. A meeting was held on the 13th July 2018 and the response was sent on 27th July 2018 reference 6/2018/1393/PA. the advice given is summarised below:

Size	Number
Principle	The site is in a sustainable location and close to allocated Local Plan sites so not objectionable. Car reliance balanced by need for housing. Certificate needed to prove that site is previously developed land to comply with policies H2 and SADM1
Green Belt	May fall within exception 145g) of NPPF if PDL. Proposed density may not be objectionable. Elevations needed to make a comparison between existing and proposed in terms of height and visual prominence. Mix of dwelling size suggested. Built form should be set in from boundary and additional screening needed especially along southern frontage. Landscape character and Visual impact assessment recommended for application.
Design	Traditional design recommended and low density. No elevations submitted so no assessment
Landscaping	Concern about removal of dense hedge and built form along S boundary. Further screening needed. TPP needed.
Amenity	No objections based on submitted information
Parking	Parking should be carefully designed with soft landscaping. Transport assessment needed.
Ecology	Ecology Survey needed
FR & Drainage	FRA (Flood Risk Assessment) needed and a SWDA (Surface water drainage assessment)
Affordable Housing	Policy SP7 affordable housing required and this should demonstrate how the mix of tenure, type and size with reflect the Council's needs.

6.2 Subsequent to this advice, an application for a certificate of lawful use was submitted and has been granted as detailed in Section 3.

6.3 As set out in paragraph 3.1.2 above, following the refusal of 6/2019/0882/OUTLINE the case officer agreed that the areas of the certificate buildings, the areas used for access and parking, and the residential curtilages can be considered as Previously Developed Land. These areas are shown in blue in Document CF5 at paragraph 3.1.2.

7.0 PLANNING CONSIDERATIONS

Based on the analysis set out in Sections 2 to 5, I consider that the application proposal raises the following issues, which I will consider in turn below:

1. Principle and Green Belt impact
2. Dwelling Mix and Affordable Housing
3. Layout & Design
4. Trees and visual assessment
5. Highway Safety & Access
6. Ecology
7. Contamination
8. Flood Risk and drainage

7.1.0 Issue No 1: Principle and Green Belt Impact

7.1.1 Housing Land Supply

7.1.2 Chapter 5 of the revised NPPF maintains the objective of ‘significantly boosting the supply of homes’ to meet local housing needs and its requirement for LPAs to demonstrate a five-year housing land supply position. In addition, there is greater emphasis the revised framework on the delivery of new homes and it formalises the introduction of a new standardised methodology for calculating housing need and the Housing Delivery Test.

7.1.3 Welwyn Hatfield Borough Council had previously identified a 5.85-year housing land supply based on the emerging Local Plan. However, NPPF paragraph states that *“local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”*.

7.1.4 The emerging Local Plan is not adopted strategic policy and, therefore is not considered to be a robust basis for land supply calculations, as the starting point for a five-year requirement is the adopted Local Plan. Considering the adopted Local Plan is over five years old and the 2017 SHMA does not represent adopted strategic policies, the newly formed standardised methodology should be applied.

7.1.5 An example of a recent appeal in Welwyn Hatfield Borough is attached at Appendix 1. Here the Inspector stated that the most appropriate basis for the five-year supply calculations was the standardised methodology and not, as the Council sought to defend, the emerging Local Plan based on a recent SHMA.

7.1.6 As such, the Inspector concluded that the Council *“cannot show a 5-year supply of deliverable housing sites and that the scale of its supply falls considerably well short of 5 years”*.

7.1.7 However, at the time of Appeal decision, the July 2018 version of the NPPF was applicable. This required use of the standard method to calculate local housing need, based on the latest household projections, which at that stage were the 2016-based projections. Nevertheless, National policy now comprises the February 2019 version of the NPPF, which requires use of the 2014-based household projections as the starting point for local housing need.

7.1.8 Under the 2014-household projections it is calculated in the AMR that there is a minimum annual housing need of 867 dwellings per annum. From these projections, the Council have identified 3.1-year housing land supply.

7.1.9 Moreover, the MHCLG have recently published housing delivery test figures for 2018. It identified that Welwyn Hatfield Borough Council built 1,493 homes in the period 2015/16-

2017/18 against a target of 1,701 homes, which equates to 88%. As the Council's housing delivery has fallen below 95%, the authority is required to prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.

7.1.10 It should be noted that if Welwyn Hatfield delivery falls 4% more (less than 85%), then they would be required to add a 20% buffer to their five-year housing land supply rather than the current 5% buffer. This would worsen the Borough's current land supply position.

7.1.11 It is clear that a five-year housing land supply does not exist in the borough, when calculated in line with Government guidance. In the absence of an adequate five-year housing land supply, the "tilted balance" set out in the NPPF Paragraph 11 is engaged and permission should be granted unless it involves an area or asset of particular importance or "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole". This is the starting point for consideration of this scheme.

7.2.0 **Green Belt**

The application site is within the Green Belt where restrictive planning policies apply. Paragraph 133 of the NPPF sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

7.2.1 Paragraph 145 states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt; however, the paragraph continues to list exceptions to this approach. One of these exceptions is "limiting infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would

- not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority."

7.2.2 The NPPF excludes from the definition of previously developed land "land that is or has been occupied by agricultural or forestry buildings". Colesdale Farm was, as the name suggests, once in agricultural use. However, apart from the agricultural barn approved in July 2015, there is no agricultural use that now takes place on the site. The buildings are used for a range of commercial purposes including scaffolding yards.

7.2.3 The certificate of lawfulness granted in February 2019 accepted that buildings 3/3A, 3B, 5, 10, 10A & 11 have been in continuous B8 use for over ten years and that building 2A has been in continuous mixed B2/B8 sui generis use for over ten years. The evidence submitted with the application showed that Buildings 1A, 1B and 2B have also been in commercial use for over ten years but a certificate was not granted for these buildings as the use changed from a mixed use to just Class B8 within the ten-year period. It is clear that Buildings 1A, 1B and 2B have not been in agricultural use for the last ten years.

7.2.4 An officer's report from February 2009 relating to an application for 6 dwellings (ref. S6/2008/2224/MA) described the site as having various uses including storage, a carpentry workshop, car sales and repair and did not refer to any agricultural use.

7.2.5 **Previously Developed Land**

The case officer has agreed that all the land shown blue in the annotated photo CF5 can be described as Previously Developed Land (PDL). This amounts to 0.93ha or 71.5% of the whole site. I also consider that buildings 1a, 1b and 2c should also be considered as PDL as they have been in commercial use for over ten years. These buildings cover an area of 0.11ha thus increasing the land that should be considered as previously developed to 1.04ha or 80% of the site.

As the majority of the site is Previously Developed Land, consideration then needs to be given to the impact on the Green Belt and whether the proposed development would have a greater impact than the existing development on the openness of the Green Belt. This consideration should involve two key components – firstly, a comparison of the scale of development as existing and as proposed and, secondly, a wider assessment of the visual impact of development.

7.2.6 **Built form comparisons**

The footprint of the houses and garages shown in the indicative layout would be 1,859.9m² a reduction from the previous scheme. This compares with the current site coverage of buildings and structures of 4,705m² of which 4,474m² is commercial and 2,590m² has a certificate of lawful use.

7.2.7 Comparing the proposal with the footprint that has a certificate of lawful use, there would be a reduction of 730.1m² or 28%. When the comparison is with all the existing structures and buildings on site the reduction would be 2,845m² or 60%. The dwellings are limited to two storeys in height and so would be only slightly higher than the existing buildings. The volume of the existing built form is 18,893.75 m³ and this compares with the proposed built form of 11,909.7 m³. This shows a reduction of 6,984m³ or 36.9%. Even taking into account the increase in height there would be a significant reduction in built form and a consequent benefit to openness on the site.

- 7.2.8 The site is currently a very densely developed site, with buildings and structures covering around 33.9% of the site. This would reduce to 14.3% under the proposals. It is also shown that the proposed dwellings are located primarily on the same footprint as the existing PDL and thus the currently open areas at the rear and front of the site would remain open.
- 7.2.9 **Visual Assessment**
The visual assessment as detailed more fully in Section 7.5.0 shows that there would not be any negative impacts on the landscape and the visual form would be less dominant. There would also be a benefit to the Green Belt from the loss of the commercial use and associated vehicle movements.
- 7.2.9 It can be seen that the proposal would fall within NPPF exception 145g) in that it would comprise redevelopment of previously developed land with a lesser footprint and volume where it would not have a greater impact on openness than the existing development.
- 7.2.10 As this proposal is to build on previously developed land, it therefore also helps achieve the Council's aims in Policy R1 of the District Plan. Policy R1 refers to maximising use of previously developed land, stating that the Council requires development to take place on land which has been previously used or developed. As this site constitutes previously developed land, it is therefore in line with Policy R1.
- 7.2.11 The scheme also complies with Policy SD1 of the District Plan which states that the Council will take a positive approach, which although predating the "presumption in favour of sustainable development" by some years, it nevertheless reflects the approach in Paragraph 8 of the NPPF. Paragraph 8 explains that sustainable development is a three-dimensional approach comprising economic, social and environmental aspects.

Economic

The proposal demonstrates economic sustainability as it will give an economic boost to the area by benefitting local tradesmen in the work during the construction of 34 dwellings.

Social

The proposal demonstrates social benefit through reducing the housing need in the area by the construction of 34 new dwellings including 10 affordable units.

Environmental

The proposal will reduce the amount of hardstanding as well as volume of buildings on the site. There will be an increase in green space on the site and with the variety of planting which would result in an environmental gain on the site.

7.2.12 **Loss of Employment land**

The adopted Local Plan contains policies aimed at retaining employment land. However, these policies date from 2005 and the context has moved on considerably since then. In particular, the housing land supply shortfall means that additional attention needs to be given to boosting the supply of housing. The NPPF states that in the absence of a five-year housing land supply, relevant policies for the supply of housing are considered out-of-date. A policy that prevents residential development on land currently in employment use would be a classic example of an out-of-date policy. Although land currently in employment use is also addressed in emerging draft Local Plan policies, these policies have not yet been adopted, nor considered by the Inspector in detail and are subject to numerous objections. Furthermore, the draft Local Plan does not make adequate housing provision, as set out above, which further diminishes the weight that might be attributed to its policies. The pre-application advice from the Council did not raise the loss of employment use as a concern and the reason for the refusal of 6/2019/0882/OUTLINE did not refer to this issue.

7.2.13 To conclude this issue, the context for the application is the lack of a 5-year housing supply and so the “tilted balance” set out in the NPPF Paragraph 11 is engaged and permission should be granted unless there are adverse impacts of doing that would demonstrably outweigh the benefits of the scheme. The proposal is not inappropriate development in the Green Belt as it comprises redevelopment of previously developed land and would not have a greater impact on openness than the existing development. Indeed, there would be a significant benefit to openness resulting from the proposal.

7.3.0 **Issue No 2: Dwelling Mix and Affordable Housing**

Saved Policy H7 requires all proposals for residential development of 1ha or more or with 25 units or more to provide affordable housing at a level of 30%. Emerging policy SP7 sets a level for affordable housing in 'Excluded villages' (which includes Cuffley) as 35% but a lesser rate of 30% and 25% elsewhere in the district. The emerging plan has not been adopted and has been subject to objections. The appeal decision in Appendix 1 considered whether the emerging Local Plan was at an advanced stage and concluded:

'Taking all the stages that the eLP has yet to pass, including possible intervention by the Secretary of State and the Courts, I consider that adoption of the eLP towards the back end of 2019 or early 2020 is a more realistic conclusion. For these reasons, I conclude that the eLP is not at an advanced stage.'

7.3.1 As the emerging Local Plan is not at an advanced stage the weight that can be placed on policy SP7 is limited and therefore I consider that the appropriate target should be 30% as set out in policy H7.

7.3.2 The application proposal is for 34 dwellings of which 10 are affordable equating to roughly 30% of the development. This would be divided with approximately 51% social rent and 49% intermediate as requested by the Council's housing officer. The dwelling mix of the affordable units is split roughly evenly between 1, 2 and 3 bedroom units and takes into account the Council's need for affordable homes and the character of the site. This therefore complies with Policy H7.

7.3.1 The market housing is split between 1, 2, 3 and 4+ bedroom units and would create a balanced mix of dwellings on the site reflecting the Council's estimated size and type of all new housing required.

7.4.0 **Issue No 3: Layout & Design**

Saved policies D1 requires high quality development and Saved policy D2 requires development to respect and relate to the character and context of the area. Emerging policy SP9 seeks high quality design that responds to the character and context of the site.

7.4.1 The proposal takes into account the Council's pre-application advice on the layout of the scheme and has reduced the dwelling numbers subsequent to the previous refusal. Although an indicative site layout at this stage, additional open space has been included and the dwellings have more separation from the boundaries. The layout more closely follows the footprint of the existing buildings on site. The reduction in height of dwellings in the north western part of the site would reduce any impact on views from this direction. The entrance and frontage have been improved and given a sense of place. There is now a more substantial offset to the front boundary with a much improved southern elevation. The road layout is more in keeping within the open countryside setting than the existing.

7.4.2 The main area of open space is now located in the northern area of the site with units fronting out over this. The parking has been hidden away so that the street scene is not dominated by parking although still providing the required spaces as considered below under Issue 5.

7.4.3 The architect's design statement is as follows:

'The scheme is low in density and provides large areas of new public open space. New dwellings are generally spread out with varying frontage depths and large private amenity areas to reflect the site's rural location. House types are mixed to promote a varied and appropriate street scene. Long, straight incongruous roads are avoided with the vehicular infrastructure adopting a fluid approach. The vast majority of parking is located alongside the dwelling to avoid excessive car presence within the public realm. The development area utilises existing landscape features and retains key trees within the site. Perimeter blocks define the build form ensuring there are no un-surveyed spaces. Vistas are fully acknowledged with all key views around the site positively terminated with a key building or feature. Boundary conditions are retained in full and no development is proposed within more sensitive areas of the site, such as the north east corner.'

Design cues have been sought from the immediate area including nearby residential properties. The fenestration and material pallet have helped inform the proposed scheme to ensure that the proposed dwellings are not incongruous within the context. Nearby properties have a mixture of red brick, render and timber cladding to their external facades, along with traditional roof forms, generally eaves fronted with both gable and hip details. The proposed scheme has responded positively to these characteristics.'

7.4.4 The indicative elevations and the above paragraphs demonstrate that the design would be of high quality and would respect and relate to the character and context of the area in accordance with saved policies D1 and D2, emerging policy SP9 and the Supplementary Design Guidance.

7.5.0 **Issue No 4: Trees and Visual Assessment**

Trees

Saved policy D8 states that landscaping should be an integral part of an overall design and aims to retain existing trees where possible and ensure replanting where not. Saved policy R17 seeks to protect and retain existing trees and hedgerows and requires new development to incorporate new planting with locally native species.

7.5.1 This revised application shows a much greater area of open space to the south fronting Northaw Road West and giving a softer entrance to the site. The open space to the north of the site has been enlarged to follow the north west boundary. The dwellings in the western corner have been reduced in height to 1.5 storey and the boundary landscaping along this western border has been increased.

7.5.2 The application is accompanied by an arboricultural impact assessment. As there are fewer dwellings, larger areas given to open space and greater separation provided to the boundaries there is a lesser impact on existing landscaping. The majority of trees would be retained. Some dead trees within G4 and G6 are recommended for removal irrespective of the planning application. One individual tree and one group of non-native Cypress trees, and part of two groups of trees would be removed as part of the application. These are low quality or unremarkable 'C' category trees. T3 and G9 within the site are not readily visible to the general public. The two groups of trees are visible as they form part of a limited screen along Northaw Road West. However, they are non-native trees which offer little in the way of wildlife value and are of poor visual amenity. Their removal would enable alternative native planting along this boundary offering long term amenity value and biodiversity improvements. A phased removal would ensure that a screen is retained along this boundary.

7.5.3 The proposed dwellings would be constructed outside the Root protection areas of existing trees and protection measures during construction are recommended. The report considers that there is sufficient separation between the proposed dwellings and canopies of trees such that there would not be pressure to prune or fell these trees.

The proposal together with the new planting proposed would accord with saved policies D8 and R17.

7.5.4 **Visual Assessment**

Saved policy RA10 requires proposals to contribute to the conservation, maintenance and enhancement of the local landscape character of the area. Emerging policy SADM16 expects proposals to conserve and enhance the borough's natural landscape and sit comfortably within the wider landscape setting.

The application is accompanied by a Landscape and Visual Impact Assessment (LVIA).

- 7.5.5 The site currently has a significant impact on the landscape and the Green Belt setting. The dense collection of buildings goes beyond what would normally be expected from an agricultural yard in terms of built development and the level of activity. The open storage of materials also has a negative visual impact. The site has no visual appeal and is a negative influence in the landscape. Its position in the landscape is also relatively exposed and this exacerbates the impact.
- 7.5.6 Through the proposed sensitive design, layout and materials, the residential redevelopment of the site would bring about a positive visual impact compared with the existing. The overall mass of built form would be reduced, allowing greater space between buildings and the creation of new green space within the site. The scheme has been reduced from 38 to 34 units, larger areas given to open space and greater separation provided to the boundaries giving a lesser impact on existing landscaping and providing opportunities for even more planting and open space. Existing boundary planting will be maintained and supplemented where necessary especially along the front elevation and the north western side of the site.
- 7.5.7 The Landscape and Visual Impact Assessment submitted with the application assesses the various views of the site. For each of the ten local views there would be a reduction in built form. The LVIA concludes that:
‘the proposals can be integrated without any significant detriment to the localised and wider character of the landscape setting and can be accommodated within the receiving visual environment. It is therefore considered that the proposed development can be accommodated and as such is supportable from a landscape and visual perspective.’
- 7.5.8 I therefore consider that the proposal would comply with saved policy RA10 and emerging policy SADM16.

7.6.0 Issue No 5: Highway Safety & Access

7.6.1 Parking provision can be made to meet the Council requirements.

Size	Number	Type	Standard	Parking requirement
1 Bedroom	4	Affordable	1.25	5
2 Bedroom	4	Affordable	1.5	6
3 Bedroom	2	Affordable	2.25	4.5
1 Bedroom	2	Market	1.25	2.5
2 Bedroom	12	Market	1.5	18
3 Bedroom	7	Market	2.25	15.75
4+ Bedroom	3	Market	3	9
Total	34			60.75

7.6.2 While the submitted layout is only indicative, it makes provision for 67 spaces, of which 7 are unallocated and therefore for use by visitors. This demonstrates that the scheme can more than accommodate the council's requirements.

7.6.3 The site currently has two points of access – the main access near the junction of Cattlegate Road and a secondary access around 80m further west. The proposals would restrict the current main access point to the existing Colesdale Farmhouse, together with a footpath and cycle access point. The secondary access would be stopped up and a new access created further west as the only vehicular point of access to the site. This would maintain highway safety by not increasing the number of access points on to the highway network.

7.6.4 There are significant vehicle movements associated with the existing commercial use of the site, as will be seen from a site inspection. Therefore, the proposal needs to be assessed in this context.

7.6.5 A transport statement is submitted with the application. This concludes:

- *'A number of key facilities including education, retail, health and leisure uses are located within a 1.6km walking distance of the site, given the village location. All facilities are accessible via pedestrian and cycle routes on the existing network.'*
- *There is 1 bus stop location within walking distance of the site in accordance with CIHT guidance. The stops are served by the frequent 242 bus service.*
- *The proposed development would result in slight changes, a small decrease and a small increase, in vehicle trips during the AM and PM peak periods, but would remove commercial type vehicles accessing the site associated with the current operations. Therefore, in accordance with Paragraph 109 of the National Planning Policy Framework (NPPF), the proposed development should not be prevented or refused*

planning on highways grounds, as the residual cumulative impacts of the development on the road network are not considered severe.

- *PIA data reviewed from HCC highlights that there are no accident issues within the study area that will be exacerbated by the development.*
- *'Pedestrian footway improvements will be secured between the Site and Cuffley which maintains the viability and safety of this key sustainable link.'*

7.6.6 The Transport statement states that based on the information provided, there are no highways or transportation reasons why a proposed development should not be granted planning permission. The previous reason for refusal did not raise transport issues.

7.7.0 **Issue No 6: Ecology**

Saved Policy R16 - Protection of Species states that planning permission will not be granted for any development or use of land which would have an adverse impact on badgers or other protected species. Emerging policy SADM16 expects proposals to maintain, protect and where possible enhance biodiversity.

7.7.1 A bat survey was carried out in May 2018 which concluded that:

'The lack of potential roosting places and absence of any evidence of the presence of bats means that no further surveys are required for these building'.

7.7.2 A subsequent badger survey was carried out in February 2019. This survey concentrated on the site boundaries of the storage area and the perimeter of a paddock and lawn to the east. The report summary states:

'The survey area is a rectangular field that is regularly grazed and/or mown. The site boundaries comprised a scrubby, gappy, hedge to the north, a post and rail fence with a line of leylandii and farm drive to the east, a maintained hedge and Northaw Road East (the B156) to the south and Colesdale Farm and farmhouse to the west. Managed grass (where occasional concerts are held) borders the storage site to the north and west. The entire site perimeter was walked and, although there was plenty of evidence of digging by rabbits, no evidence of badgers was found.'

7.7.3 The report recommends no additional artificial lighting to illuminate the boundaries. Since there is no evidence of bats or badgers on the site a European Protected Species Licence will not be required and there would be no conflict with saved policy R16. The additional planting of native species along the southern boundary would aid biodiversity in compliance with emerging policy SADM16.

7.8.0 **Issue No 7: Contamination**

The application is accompanied by a desk study report. This report concludes that:

‘The site is likely to pose a potentially moderate risk to human health and a moderate to low risk to controlled waters. Remediation may be required to protect the identified receptors.’

7.8.1 The report recommends a ground investigation is to quantify the contamination risk and collect ground information to support detailed design. An asbestos survey of the buildings constructed prior to 2000 is also recommended and any suspected ACMs should be removed prior to demolition.

7.8.2 Further ground investigations can be made the subject of a planning condition.

7.9.0 Issue No 8: Flood Risk and Drainage

Emerging policy SADM14 requires Flood Risk assessments and a sustainable drainage system to manage surface water runoff and surface water flood risk for all major developments. The Flood Risk Assessment and Drainage Strategy submitted with the application and the conclusions are summarised below:

- The site is located in Flood Zone 1 at low risk of flooding from fluvial sources.
- A minor surface water flow path has been identified along the northern boundary of the site where flow enters a ditch located along the boundary and continues to flow towards the Hempshill Brook. A surface water flow path is also sourced from the field directly north of the site. All properties are located outside of the surface water flow path.
- Mitigation measures including an effective drainage system is likely to remove the surface water flow path sourced on the site. It is recommended the ditch is formalised to improve conveyance to prevent the flow path from the field to the north entering the site. A bund or French drain could also be introduced along the northern perimeter which is parallel to the ditch. It is also recommended that the finished floor levels of the dwellings located in the northern part of the site are raised by 300mm.
- It is proposed that surface water runoff from all roof areas, including car port roof area, will be directed to the lined permeable paving. The internal road, footpaths and parking areas will be constructed using lined permeable paving. WINDES estimated that whilst restricting the outfall from the sub-base of the permeable area to 2.3 l/s via a 35mm orifice plate the sub-base would require a minimum depth of 372mm.
- The lined permeable paving will outfall into an attenuation pond located in the low point in the north eastern corner of the site. The pond will have an outfall to the new pipe which crosses the field to the east and discharges to the Hempshill Brook. The outfall will have a flow control chamber containing a control device such as a Hydrobrake which will restrict outfall to the ditch to a maximum of 2.1 l/s for all events up to and including the 1 in 100 plus 40% climate change event.
- A total outfall from the site is 2.1 l/s for all events up to and including the 1 in 100 year plus 40% climate change events, matching QBAR greenfield run off rate, providing a significant improvement to the existing situation.

7.9.1 The report concludes that *‘the development proposals comply with the guidance provided by the NPPF and local policies, and that no reason exists to object to the proposals in terms of flood risk or drainage.’*

8.0 CONCLUSIONS

- 8.1.0 This report relates to a revised outline planning application for residential development of 34 dwellings following the demolition of existing buildings and structures at Colesdale Farm, Northaw Road West. The revisions have taken into account the previous reason for refusal and the proposal is promoted in the following circumstances:
- 8.1.1 Welwyn Hatfield District Council does not have a 5-year housing land supply and so the “tilted balance” set out in the NPPF Paragraph 11 is engaged and permission should be granted unless there are clear adverse impacts. The development would not be inappropriate in the Green Belt as it would comprise redevelopment of previously developed land. The reduction of 28% footprint of buildings with lawful use, 60% footprint and 36.9% volume of all structures on site would ensure that there would be no more impact on openness than the existing use.
- 8.1.2 The Dwelling Mix proposed reflects the Council’s estimated size and type of all new housing required and Affordable Housing. Affordable Housing reflecting the 30% requirement is proposed with sizes taking into account the Council’s need for affordable homes and the character of the site. This therefore complies with Policy H7.
- 8.1.3 The layout has been amended to take into account the Council’s reason for refusal. The design would be of high quality and would respect and relate to the semi-rural character and context of the area in accordance with saved policies D1 and D2, emerging policy SP9 and the Supplementary Design Guidance.
- 8.1.4 Additional open space has been included at the front and rear of the site and the landscaping reinforced along the western border. One individual tree and one group of non-native Cypress trees, and part of two groups of trees would be removed as part of the application. The trees along Northaw Road West are visible as they form part of a limited screen, but they are non-native trees with little wildlife value and poor visual amenity. Their removal would enable alternative native planting along this boundary offering long term amenity value and biodiversity improvements. A phased removal would ensure that a screen is retained along this boundary.
- 8.1.5 The LVIA concludes that the proposed development can be accommodated and as such is supportable from a landscape and visual perspective. The built form would be reduced from all local viewpoints.

- 8.1.6 Adequate parking can be provided and the Transport statement states that there are no highways or transportation reasons why the proposal should not be granted planning permission.
- 8.1.7 There is no evidence of bats or badgers on the site and there would be no conflict with saved policy R16. The additional planting of native species along the southern boundary would aid biodiversity in compliance with emerging policy SADM16.
- 8.1.8 The Geo-Environmental Desk Study Contamination identifies the site as likely to pose a potentially moderate risk to human health and a moderate to low risk to controlled waters. Remediation may be required and further investigations could be required by condition.
- 8.1.9 The Flood Risk assessment and drainage strategy identifies a low risk of flooding and proposes drainage measures such that outfall will be improved over the existing situation.

9.0 **APPENDIX 1**

Appeal Decision APP/C1950/W/17/3190821 dated 26th October 2018

Entech House, London Road, Woolmer Green SG3 6JE



Appeal Decision

Inquiry Held on 18 September 2018

Site visit made on 24 September 2018

by **S R G Baird BA (Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 26th October 2018

Appeal Ref: APP/C1950/W/17/3190821

Entech House, London Road, Woolmer Green SG3 6JE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Taylor Wimpey North Thames against the decision of Welwyn Hatfield Borough Council.
 - The application Ref 6/2017/0848/MAJ, dated 21 April 2017, was refused by notice dated 14 September 2017.
 - The development proposed is the erection of 72 new dwellings, retail and commercial units, with associated landscaping, parking and infrastructure.
-

Preliminary Matters

1. Following receipt of closing statements, an agreed list of planning conditions and a S106 Unilateral Undertaking (UU), the inquiry was closed in writing on 2 October 2018. The UU contains obligations regarding: affordable housing, fire hydrants; play facilities; a Framework Travel Plan and financial contributions relating to bins, ecology, education, community facilities and monitoring.
2. The decision notice contains 4 reasons for refusal (RfR). Following the receipt of further information and the UU, RfRs 3 and 4 relating to flood risk and infrastructure were not pursued by the lpa.

Decision

3. The appeal is allowed and planning permission is granted for the erection of 72 new dwellings, retail and commercial units, with associated landscaping, parking and infrastructure at Entech House, London Road, Woolmer Green SG3 6JE in accordance with the terms of the application, Ref. 6/2017/0848/MAJ, dated 21 April 2017, subject to the conditions set out in the Schedule to this decision.

Background to Main Issues

4. The local planning authority (lpa) accepts that the proposal does not conflict with the development plan¹ when read as a whole. The outstanding RfRs assert conflict with the emerging Welwyn Hatfield Borough Local Plan (eLP) submitted for examination in May 2017. The lpa acknowledges that whilst the 2018 Framework² indicates that policies contained in the 2012 Framework will apply for the purposes of examining plans submitted on or before 24 January

¹ Welwyn Hatfield District Plan 2005.

² Annex 1: Implementation.

2019, it is the policies contained within the Framework that are to be taken into account when determining applications and appeals.

Main Issues

5. These are: (1) whether the eLP is at an advanced stage; (2) whether the proposal would be premature and (3) whether the Council can demonstrate a 5-year supply of land for housing.

Reasons

Issue 1

6. Framework paragraph 48 identifies that weight can be given to relevant policies in emerging plans depending on: stage of preparation, the extent of unresolved objections and the degree of consistency with the Framework. Neither the Framework nor Planning Practice Guidance (PPG) defines "advanced". However, whilst the eLP has endured a "...long evolution..."³ and its examination commenced some 18 months ago, a conclusion as to whether it is at an advanced stage is not just a temporal exercise.
7. Two key eLP targets are, the identification of land to deliver some 12,000 dwellings between 2013 and 2032, and the identification of some 294ha of employment land. In October 2017 the Examining Inspector (EI) indicated that as submitted the eLP is unsound in relation to the housing target and employment growth. To meet assessed housing need, additional land would need to be found. As the majority of the Borough is located within Green Belt, the search for additional land has, as the lpa recognises⁴, to include the consideration of further releases from the Green Belt and/or a re-evaluation of the approach to site density and employment land allocations.
8. The lpa has undertaken a Green Belt Review (GBR), identified various scenarios/approaches to progress the eLP and is to write to the EI seeking guidance. This is a significant and fundamental process that goes to the heart of the eLP in relation to the housing and employment strategies. As I understand it the lpa will not identify its preferred approach until the GBR and the various approaches have been tested at an examination session later this year. Once the appropriate strategy for progressing the eLP has been identified, additional sites will need to be found and existing allocations both residential and employment may have to be reappraised. For new sites within the Green Belt, the very special circumstances necessary to justify releasing land will need to be demonstrated for each site and their availability and suitability rigorously assessed. The resulting modifications will need to be the subject of public consultation.
9. The above exercise is likely to result in significant changes for some villages. There are outstanding unresolved objections to the existing eLP allocations and I have no doubt that further releases and/or increasing the density of existing allocations will generate further objections with a requirement for further hearings to take place. Village hearings have yet to be programmed and cannot happen until the lpa has determined which approach it will pursue and its implications are rigorously assessed.

³ Proof of Evidence of Mr Pyecroft for the lpa.

⁴ Green Belt Study Stage 3 and Next Steps Report to Cabinet Planning & Parking Panel 6/9/2018.

10. As yet it is unclear which approach the lpa will pursue, which housing sites may be added, which existing allocations may have their capacity increased, which allocated employment sites may be re-allocated for housing and what impact these changes might have. It is optimistic to suggest that the eLP could be adopted by mid-2019. Taking all the stages that the eLP has yet to pass, including possible intervention by the Secretary of State and the Courts, I consider that adoption of the eLP towards the back end of 2019 or early 2020 is a more realistic conclusion. For these reasons, I conclude that the eLP is not at an advanced stage.

Issue 2 - Prematurity

11. Framework paragraphs 49 and 50 set the context for considering the timing and limited circumstances when a proposal may be considered premature. When permission is refused on prematurity grounds, the lpa is required to demonstrate clearly how granting permission would prejudice the outcome of the plan-making process.
12. Framework paragraph 49 has 2 limbs both of which have to be satisfied. The first limb is that the development is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions ...that are central to the emerging plan. The second limb is that the emerging plan is at an advanced stage. These are high hurdles to clear.
13. Dealing with the second limb first, the eLP is not at an advanced stage. Thus, given that both limbs of Framework paragraph 49 have to be satisfied the appellants' proposal cannot be considered to be premature. Notwithstanding this conclusion, as the lpa's sole case rests on conflict with the eLP, I have, for the sake of completeness, considered the issues it has raised.
14. The lpa says that, given the position of the settlement within the hierarchy (eLP Policies SADM 1 and SP 3), the addition of some 222 dwellings⁵ at Woolmer Green would result in disproportionate growth. In the hierarchy, Woolmer Green is identified as a small excluded⁶ village that has a more limited range of employment opportunities and services than the large excluded villages (Policy SP 3). Large excluded villages have large service centres but with a more limited range of employment opportunities and services than the towns. Neither emerging policy nor its supporting text defines what disproportionate means in quantitative or qualitative terms. The lpa suggest that cumulatively the development of the appeal site and site HS 15 would alter the character of the village by increasing its population and its size making it more akin to a larger village.
15. The lpa submits that granting planning permission on the appeal site would not alter the position regarding the development of site HS15, which, although it has yet to be examined by the EI, has been assessed as appropriate for development. Thus, Woolmer Green would see development on both sides. In terms of increasing the spatial extent of Woolmer Green, this assertion is patently wrong. The appeal site is developed land within the existing settlement boundary of the village, whereas the HS15 site is a green-field site outside the settlement boundary. It is the HS15 site that would

⁵ The appeal site and the eLP residential allocation (Policy SADM 27 Site HS15)

⁶ Excluded from the Green Belt.

increase the spatial extent of the village. In any event, the HS15 site is only a proposed allocation. There are unresolved objections to this site and its appropriateness/suitability for release has yet to be examined as part of the village sessions; a date for which has yet to be determined. Moreover, given the lpa is seeking to identify further releases from the Green Belt it appears to me that the appropriateness and or suitability of releasing site HS15 may need to be reassessed alongside other potential Green Belt releases. As such, site HS 15 cannot be regarded as a commitment.

16. As to Woolmer Green's place in the settlement hierarchy, the lpa failed to provide any rational explanation or identify any potential adverse effects of that asserted change. Indeed, the lpa acknowledged⁷ that if the proposal was accepted the status of Woolmer Green as a small excluded village would not change and that it would remain half the size of any large excluded village. The UU provisions would mitigate the impact of the development on local infrastructure and no doubt if the HS15 site were to come forward it would be required to do the same. The lpa accepted⁶ that in terms of primary education facilities, the County Council has stated that capacity would be made available regardless of the ultimate scale of development in Woolmer Green. Drawing this together, there is nothing to suggest that 72 dwellings on the appeal site would be so substantial as to undermine the overarching settlement strategy of the eLP.
17. As to employment land, the lpa, referring to eLP Policies SP 2, SADM 1, SP 8 and SADM 10 and SADM 27, assert that the loss of the appeal site would: undermine the strategy in the eLP; pre-determine decisions about the location of employment land and conflict with the objectives for Woolmer Green. Policy SP 2 indicates that some 294ha of employment land has been identified to maintain a sufficient supply of jobs in the area. Policy SADM 1 indicates that windfall residential development will be permitted provided that the development would not undermine the delivery of allocated sites or the overall strategy of the plan. Policy SP 8 indicates that the loss of land from Class B uses will be resisted. Policy SADM 10 allocates the appeal site as part of a designated employment area (EA10). The appeal site has a current Class B2 employment use category and the Policy SADM 10 designation identifies it as being suitable for Class B1, B2 and B8 uses. A proposal that would result in the loss of Class B land will only be permitted where it is shown through active, extensive and realistic marketing over a period of 3 years that the site is no longer required to meet future employment land needs and that there is a lack of demand for the land or premises in that location. Paragraph 16.2 of the eLP lists several local objectives for Woolmer Green to be taken into account when considering development proposals. These include maintaining the provision of employment land to protect and enhance the vitality and viability of Woolmer Green as a working village.
18. Dealing first with Woolmer Green as "a working village", it is important to note that the lpa incorrectly, in my view, refers⁸ to these objectives as being part of Policy SADM 27. This policy only allocates site HS15 for residential use and the reference to a working village is contained within the general text in the section dealing with Woolmer Green. The eLP does not explain what is

⁷ X-Examination of Ms Smith.

⁸ Proof of Evidence of Ms Smith paragraph 6.22.

meant by a working village or how vitality and viability could be affected and unfortunately neither could the lpa explain it at the inquiry.

19. If a working village means people living and working in a village, it is something that an lpa cannot exert any control over. This is aptly demonstrated by the appellant's undisputed submission that currently only one full-time employee and one part-time employee lives and works in the existing Class B employment uses in the village. There is nothing to suggest that this miniscule level of employment results in Woolmer Green lacking vitality or viability. If a working village means there is the potential for a resident to find employment within the village then 2 factors are relevant here. The first is that the lpa agreed that a continuing Class B use on the site was not viable and would require considerable one-off expenditure to revamp it; something it was acknowledged is unlikely to happen. Secondly, the appeal proposal would provide for some 657 sq. m of retail and 485 sq. m of office floor space both of which would provide significant local employment opportunities. The retail floor space has particular potential given that retailing provides significant opportunities for part-time employment. Moreover, a retail unit would materially add to the vitality and viability of the village where currently none exist. I consider the appeal proposal would not prejudice the eLP planning objectives for Woolmer Green.
20. As to employment land generally, the objectives of the suite of policies (SP 2, SADM 1, SP 8 and SADM 10) taken together are, in my view, consistent with the Framework objectives of seeking to build a strong, competitive economy. Whilst the evidence base demonstrates an indicative need of some 49 ha of additional Class B land in the plan period, it shows that the need for Class B2 land would drop by some 32ha. Given that there are opportunities for changes of uses within Use Class B, the potential decline in demand for Class B2 land is not, on its own, an indication that the appeal site is no longer required for employment purposes. Whilst with hindsight some aspects of the marketing exercise might have been done differently, I consider it to have been active, extensive and realistic albeit it has not been carried out for 3 years. That said, given the position the lpa finds itself in regarding employment land and balancing this against the additional housing numbers required, I cannot confidently conclude on the evidence before me that the appellant has demonstrated that this site is no longer required for employment purposes. On balance, the requirements of eLP Policy SADM 10 have not been satisfied.
21. Notwithstanding the above, in coming to an overall conclusion on this point, it is necessary to look back to the first limb of Framework paragraph 49 and the instruction within paragraph 50. In doing so, I have in mind that the prediction of employment demand is not an exact science and an awareness of the cumulative impact of small decisions. However, the lpa has not clearly shown that the loss of this relatively small site (2ha or 0.4% of the stock of employment land) is so substantial or cumulatively so significant that it would predetermine decisions central to the eLP such that it would prejudice the strategy of the plan. On this issue, given the eLP is not at an advanced stage and that this proposal would not be premature, I conclude that to allow it would not, as the lpa suggest, imperil the overarching strategy of the eLP or prejudice local objectives for Woolmer Green.

Issue 3 – Housing Land Supply (HLS)

22. The development plan is older than 5 years and the default position for calculating the 5-year HLS is against local housing need using the standard method (Framework paragraph 73). The lpa bases its HLS on the eLP target of 12,000 dwellings referring to Framework paragraphs 60 and 214. Paragraph 60 says that in determining the minimum number of homes needed, strategic policies should be informed by a local need assessment using the standard method unless exceptional circumstances justify an alternative approach. The lpa submits that in light of: the local plan transitional arrangements; the uplift in dwelling numbers has yet to be determined; the potential for an early adjustment to the standard method and the advanced nature of the eLP, it has a "*justified alternative approach*".
23. The lpa's concern that using the 2012 Framework to examine a local plan and the Framework to decide applications/appeals, could place it in a position where, based solely on the method for calculating need, very different results could obtain the week before and the week after adoption of a local plan is, in my view, misplaced. Such a position will not have escaped the authors of the Framework when the transitional arrangements were put in place. If it were a justified concern similar transitional arrangements would have been put in place for determining planning applications/appeals. They have not and, in any event, the conflict the lpa suggests would be addressed by applying Framework paragraph 48.
24. As to the uplift in housing numbers, the identification that the existing housing target is unsound is a clear indication that the existing approach is flawed. Whilst the Government has indicated that it will consider revisions to the standard method, there is no indication when those revisions, if any, will be introduced. Thus, until changes are made, the current system applies. Here the eLP is not at an advanced stage; indeed it is nowhere near the stage in the lpa's example.
25. Framework paragraph 60 applies to the production of strategic policies and not the determination of individual proposals. Moreover, even if it can be argued that it should apply in determining applications/appeals the use of an alternative approach is only justified in "*...exceptional circumstances...*" Here, adopting a base figure identified as unsound is no justification to set aside the Framework requirement to assess local need using the standard method and nowhere near the high bar of exceptional circumstances.
26. I consider that the standard method for assessing local need based on the September 2018 Household projections with the addition of an appropriate buffer should be used for identifying the housing requirement. The Housing Delivery Test is not yet in play and based on the evidence before me, it is appropriate to apply a 5% buffer.
27. Adopting the above position, the lpa calculates the HLS position as some 5.71-years and the appellant at some 1.74-years. The significant discrepancy turns on a fundamental difference between the lpa and the appellant as to which sites should be included within the 5-year supply. In particular the dispute relates to allocated sites within the eLP particularly Green Belt releases and those with outline planning permission.

28. In setting the context for the supply side of the equation, the lpa refers to the 2012 Framework and Footnote 11. This said that to be considered deliverable sites should: be available now; be a suitable location for development now; be achievable with a reasonable prospect that housing will be delivered within 5 years and that the development of the site is viable. In that context, disputes over the 5-year HLS generally revolved around the distinction between what is deliverable and what will be delivered. This distinction was settled by the Court of Appeal with the St Modwen Developments judgement⁹ which, amongst other things, said, "*The assessment of housing land supply does not require certainty that housing sites will actually be developed within that period. The planning process cannot deal in such certainties.*" Thus, for a site to be deliverable it should be capable of being delivered not that it will be delivered. To conclude that a site was not deliverable it was the objector who had to provide clear evidence that there was a no realistic prospect that the site would come forward within 5 years.
29. The lpa submits that, as the Framework retains, largely intact, the definition of deliverable set out in Footnote 11 to the 2012 Framework as the essential test, the decision of the Court of Appeal remains the authoritative definition of deliverable. The appellant submits that the requirement now as set out by the Framework is that the emphasis is now on delivery and that it is for the lpa to provide clear evidence that completions will begin on site in 5 years.
30. Annex 2 of the Framework and updated PPG provides specific guidance on which sites should be included within the 5-year supply. This guidance goes significantly further than the 2012 Framework. Whilst the Framework definition largely repeats the wording of Footnote 11, this now appears to be an overarching reference to be read in the context of the paragraph as a whole. The paragraph goes on to identify 2, closed lists of sites that constitute the 5-year supply. The second closed list refers to sites: with outline planning permission; with permission in principle; allocated in the development plan or identified on a brownfield register. Whilst such sites can be included within the 5-year HLS, there is no presumption of deliverability and it is for the lpa to justify their inclusion with clear evidence that housing completions will begin on-site within 5 years. The PPG provides a non-exhaustive list of examples of the type of evidence that can be used to justify the inclusion of such sites within the 5-year supply.
31. The bulk of the lpa's 5-year supply consists of: (1) sites with outline permission (871 units); (2) sites allocated in the eLP (269 units); (3) sites in the Green Belt allocated in the eLP (1,671 units) and (4) sites awaiting planning permission (440). The addition the Category 4 sites is only part of the equation and for a land supply position to be considered robust it should include losses through demolitions and lapsed permissions. I am not clear that a full exercise has been carried out and I consider this figure should be treated with caution. Thus, for the purposes of determining whether the lpa can demonstrate a 5-year HLS, I have concentrated on Categories 1, 2 and 3 as cumulatively they constitute the bulk of the asserted HLS (2,811 units).
32. The Category 1 sites, feature in the second of the closed lists and are capable of being included in the HLS, subject to being supported by clear evidence from the lpa. The lpa had the opportunity in its evidence and during a round

⁹ St Modwen Developments Ltd and (1) Secretary of State for Communities and Local Government (20 East Riding of Yorkshire Council and Save our Ferriby Action Group [2016] EWHC 968 (Admin).

table session on the disputed sites to provide the clear evidence required to justify their inclusion in the HLS. Indeed following the presentation of the lpa's evidence and the round table session, I permitted the lpa to provide a note seeking to explain delivery during the 5-years on one site, Broadwater Road West. Moreover, I had the opportunity to examine the lpa's data sheets for the disputed sites on which it drew its evidence. Taken together, whether the approach to these sites adopts the lpa's "capable of being delivered test" or the appellant's "will be delivered" test, I consider the information from these sources falls well short of the clear evidence required by the Framework to justify inclusion of these sites within the HLS.

33. Sites within emerging local plans (Category 2 and 3 sites) are specifically excluded from the second of the closed lists. This is on the basis that it is for the local plan examination to assess these allocations in the round. In that forum, unlike a S78 inquiry, the EI has contributions from all of the relevant stakeholders. This is particularly so for Green Belt releases given the scale of the releases envisaged and the importance that the Framework attaches to the ongoing protection of the Green Belt. Given the Framework as it now stands, I consider that as a matter of principle the Category 2 and 3 sites do not fall within the definition of available and offer a suitable location for development now. Moreover, given that this eLP is not at an advanced stage and the significance of the work the lpa is required to undertake to attempt to meet its objectively assessed need it cannot be said, that there would be a realistic prospect that housing will be delivered on these sites within 5-years.
34. I conclude that the lpa cannot show a 5-year supply of deliverable housing sites and that the scale of its supply falls considerably well short of 5 years.

S106 Unilateral Undertaking

35. In response to requests from the lpa and the County Council (CC), the UU contains obligations to cover: the provision and retention of Affordable Housing; the provision, laying-out and arrangements for the management of the play space; the provision of fire hydrants and the submission of a Framework Travel Plan. The UU also provides for financial contributions of £7,004 for refuse and recycling bins; £9,500 for ecology works; £186,240 for secondary education provision; £12,672 for library provision and £35,528 for youth services.
36. These obligations are derived from a Planning Obligations Supplementary Planning Document February 2012 produced by the lpa, the CC's Planning Obligations Guidance – Toolkit for Hertfordshire 2008 and Hertfordshire's Travel Plan Guidance for Business and Residential Development. The lpa and the CC confirmed that none of the obligations would conflict with the provisions of CIL Regulation 123 regarding pooled contributions for infrastructure. The above obligations comply with Framework and CIL Regulations and I have taken them into account in coming to my decision.
37. The UU includes obligations to pay a monitoring fee of £5,000 to the lpa and to pay a Travel Plan Evaluation and Support Contribution of £6,000 to the CC. There is nothing in the Planning Acts, the CIL Regulations, the Framework or PPG that suggests that an authority could or should claim monitoring fees as part of a planning obligation. Monitoring and administration are one of the

functions of the respective Council's. That said, case law¹⁰ recognises, given the general nature of the Framework/CIL tests, that in exceptional cases i.e. very large developments or a nationally significant project that a decision maker could conclude that the payment of a monitoring fee satisfied those tests.

38. This is a routine planning application for a relatively small residential development. The contributions for monitoring are based on a standardised table of fees that have not, as far as I am aware, been reassessed since 2008 and 2012. They are not an individual assessment of the special costs liable to be incurred for this particular development. Thus, in the absence of a full justification supported by evidence¹¹, the payment of monitoring fees is unnecessary to make the development acceptable in planning terms. Moreover, given these are standard fees, I am not in a position to conclude that the contributions are fair and reasonably related in scale and kind to the development. These contributions do not accord with the tests set out in the Framework/CIL Regulations 122 and I have not taken them into account in coming to my decision.

Planning Balance and Conclusions

39. The starting point for the planning balance is the development plan. Here, the lpa accepts that development does not conflict with the development plan when read as a whole. Accordingly permission should be granted unless material indications indicate otherwise. Other than conflict with the eLP, the lpa does not suggest there are any other material considerations that militate against the proposal. In addition, in the absence of a demonstrable 5-year supply of land for housing and the scale of the deficit engages the second limb of Framework paragraph 11. This says that that permission should be granted unless any adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
40. The eLP is a material consideration and the proposal would conflict with Policy SADM 10. However, as the plan is not at an advanced stage only limited weight can be attributed to that conflict. Moreover, because the eLP is not at an advanced stage and a decision to grant planning permission would not undermine the plan-making process through pre-determination, the development would not be premature.
41. There are no constraints that would delay this development and as such granting permission would, in line with the clear objectives spelt out at Framework paragraph 59, provide for a material contribution to meeting housing need within the Borough and as such attracts substantial weight in the planning balance. The early provision of 22 affordable homes in an area where the need for such accommodation is acknowledged as acute is a matter that attracts substantial weight. The provision of a retail unit fronting the main road with off-street car parking in a village that currently has none is a social and economic benefit that also attracts significant weight. The majority of the other benefits highlighted by the appellant are generic and are no more

¹⁰ Oxfordshire County Council and (1) Secretary of State for Communities and Local Government, (2) Cala Management Limited, (3) William Roger Freeman, (4) Ross William Freeman, (5) Julian James Freeman (6) Cherwell District Council [2015] EWHC 186 (admin).

¹¹ Planning Policy Guidance, Paragraph: 004 Reference ID: 23b-004-20150326.

than would be expected from any development. As such I attach limited weight to them. I conclude that the conflict with eLP Policy SADM 10 does not significantly and demonstrably outweigh the benefits of this development, when assessed against the policies in the Framework taken as a whole. Accordingly, having taken all other matters into consideration the appeal is allowed.

Conditions

42. The suggested planning conditions include pre-commencement conditions. The appellant has confirmed in writing acceptance of these conditions.
43. Two conditions were suggested that would remove the benefits of permitted development rights for future occupiers. PPG¹² makes it clear that the removal of permitted development rights will rarely pass the test of reasonableness and necessity and should only be used in exceptional circumstances. Here, no such exceptional circumstances have been advanced and I have not imposed these conditions
44. A benefit of the development would be its contribution to the 5-year housing land supply. In line with the appellant's anticipated programme of implementation, the standard time limit for implementation is varied to 18 months (1)¹³. For the avoidance of doubt and in the interests of proper planning, a condition relating to the specification of plans is imposed (2).
45. Conditions relating to the submission of details and the implementation of approved schemes for: construction management (3); ground remediation (4); surface water drainage (5 & 10); archaeological investigation (6); biodiversity mitigation (7); protection of trees, shrubbery and hedging (8); finishing materials (9); off-site highway works, vehicular access, parking and street lighting (11, 13, 18, 19, 20 & 21); refuse and recycling bin storage (12); hard and soft landscaping (15 & 16); noise mitigation (17 & 23) and Lifetime Homes (22) are reasonable and necessary in the interests of the appearance of the area, highway safety, the preservation of potential archaeology and the protection of future residents' and neighbours' living conditions. In the absence of precise details, a condition requiring the details of photovoltaic panels is reasonable and necessary (14). Where necessary in the interests of precision and enforceability, I have reworded and amalgamated several of the suggested conditions.

George Baird

Inspector

¹² ID: 21a-017-20140306.

¹³ Numbers relate to those in the Schedule of Conditions.

APPEARANCES

FOR THE APPELLANT

Peter Goatley of Counsel, instructed by Taylor Wimpey North Thames.

He called:

Russell Francis BSc, MRICS.
Director, Colliers International.

Richard Garside BSc. (Hons), MRICS.
Director, GL Hearn Limited.

Alex Roberts BSc (Joint Hons), Assoc. RTPI.
Director, DLP Planning Limited.

Neil Osborn BA (Hons), MRTPI.
Senior Director, DLP Planning Limited.

FOR THE LOCAL PLANNING AUTHORITY

Wayne Beglan of Counsel, instructed by Welwyn Hatfield Borough Council.

He called:

Matthew Pyecroft BA (Hons), MIED, Assoc. RTPI.
Senior Projects Officer, Welwyn Hatfield Borough Council.

Michael Davies BSc (Est Man) MRICS Registered Valuer.
Principal, Davies & Co Chartered Surveyors.

Sacha Winfield-Ferreira BSc (Hons), MSc, MRICS.
Senior Associate Director, BNP Paribas Real Estate.

Sarah Smith BA (Hons). Dip TP. MRTPI.
Principal Development Management Officer, Welwyn Hatfield Borough Council.

DOCUMENTS SUBMITTED AT THE INQUIRY

- Doc 1 - Agreed list of suggested planning conditions.
- Doc 2 - Certified copy of S106 Unilateral Undertaking.
- Doc 3 - Extract from Planning Policy Guidance – Viability.
- Doc 4 - Note relating to the delivery of the Broadwater Road West site.
- Doc 5 - Additional clarification for 5-year land supply Scenario A (Row E – allowance for planning applications awaiting determination).
- Doc 6 - Additional clarification for 5-year HLS Scenario A (Row H – allowance for planning applications awaiting determination).
- Doc 7 - Net Completions 2015/16 to 2017/18.
- Doc 8 - C1 Student Completions & C2 Care Home Completions.
- Doc 9 - Scenario A 5-year HLS using Standard Methodology target of 740 (2016 based household projections starting from 2018/2019).
- Doc 10 - Scenario B 5-year HLS using Standard Methodology target of 740 (2016 based household projections starting from 2019/20).
- Doc 11 - Scenario A 5-year HLS Standard Methodology (Local Housing Need) target of 867 dpa starting from 2018/19. Figures frozen as of 31/5/18.
- Doc 12 - Scenario B 5-year HLS Standard Methodology (Local Housing Need) target of 867 dpa from 2019/20. Figures frozen as of 31/5/18.
- Doc 13 - Analysis of Mire Portfolio Comparables.

- Doc 14 - Copies of emails relating to Local Plan examination session notes.
- Doc 15 - Extracts re potential housing sites.
- Doc 16 - Note re S106 Contributions.
- Doc 17 - Statement of Common Ground.
- Doc 18 - Bundle of documents submitted by the appellant.

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 18 months from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following Drawing Numbers;

16916-SK02 Rev I	SK02I Proposed Site Layout - Colour
16916-SK17 Rev B	Flat Type A - Floor Plans
16916-SK18 Rev A	Flat Type A - Floor Plan
16916-SK19	Flat Type A - Front Elevation
16916-SK20 Rev A	Flat Type A - Rear Elevation
16916-SK21	Flat Type A - Flank Elevation & Indicative Section
16916-SK22 Rev A	House Type D - Floor Plans
16916-SK23 Rev A	House Type D - Front & Rear Elevations
16916-SK24 Rev A	House Type D - Flank Elevation & Indicative Section
16916-SK25 Rev A	House Type F - Floor Plans
16916-SK26	House Type F - Front & Rear Elevations
16916-SK27 Rev A	House Type F - Flank Elevations & Indicative Section
16916-SK28 Rev A	House Type B - Floor Plans
16916-SK29 Rev A	House Type B - Front & Rear Elevations
16916-SK30 Rev A	House Type B - Flank Elevations & Indicative Section
16916-SK31	House Type C - Floor Plans
16916-SK32	House Type C - Front & Rear Elevations
16916-SK33	House Type C - Flank Elevations & Indicative Section
16916-SK34 Rev B	House Type G - Floor Plans
16916-SK35 Rev A	House Type G - Front & Rear Elevations
16916-SK36 Rev A	House Type G - Flank Elevations & Indicative Section
16916-SK37 Rev B	House Type H - Floor Plans
16916-SK38 Rev B	House Type H - Front & Flank Elevations
16916-SK39	House Type H - Elevations & Indicative Section
16916-SK40 Rev B	House Type I - Floor Plans
16916-SK41 Rev C	House Type I - Front & Rear Elevations
16916-SK42 Rev A	House Type I - Flank Elevations & Indicative Section
16916-SK43 Rev A	Flat Type K - Floor Plans
16916-SK45 Rev A	Flat Type K - Front Elevation
16916-SK46 Rev A	Flat Type K - Rear Elevation
16916-SK47 Rev A	Flat Type K - Flank Elevation & Indicative Section
16916-SK48	Flat Type L - Floor Plans
16916-SK50 Rev A	Flat Type L - Front Elevation
16916-SK49	Flat Type L - Floor Plan
16916-SK51 Rev A	Flat Type L - Rear Elevation
16916-SK52 Rev A	Flat Type L - Flank Elevation & Indicative Section
16916-SK54 Rev A	House Type N - Floor Plans
16916-SK55	House Type N - Front & Rear Elevations
16916-SK56	House Type N - Flank Elevation & Indicative Section
16916-SK57	House Type M - Floor Plans
16916-SK58	House Type M - Front & Rear Elevations
16916-SK59	House Type M - Flank Elevations & Indicative Section
16916-SK60 Rev A	Flat Type L-Op - Floor Plans
16916-SK61 Rev A	Flat Type L-Op - Front Elevation
16916-SK62 Rev A	Flat Type L-Op - Rear Elevation

16916-SK63 Rev B	Flat Type L-Op - Flank Elevation & Indicative Section
16916-SK64	House Type E - Floor Plans
16916-SK65	House Type E - Front & Rear Elevations
16916-SK66	SK66-House Type E-Flank Elevations & Indicative Section
16916-SK70	Typical Single Garage - Plan & Elevation
16916-SK71	Typical Double Garage - Plan & Elevation
16916-SK72 Rev A	Typical Single Carport - Plan & Elevation
16916-SK73 Rev A	Typical Double Carport - Plan & Elevation
16916-SK74 Rev A	Bin Store 1 - Plan and Elevations
16916-SK75 Rev A	Bin Store 2 - Plan and Elevations
16916-SK76 Rev A	Bin Store 3 - Plan and Elevations
16916-SK77	Cycle Store - Plans & Elevations
16916-SK201 Rev B	Street Elevation A-A
16916-SK203 Rev A	Street Elevation C-C
16916-SK204 Rev A	Street Elevation D-D
16916-SK205 Rev A	Street Elevation E-E
16916-SK206 Rev A	Street Elevation F-F
16916-SK207 Rev A	Street Elevation G-G
16916-SK208 Rev A	Street Elevation H-H
16916-SK209 Rev A	Street Elevation I-I
16916-SK210 Rev A	Street Elevation J-J
5503(P)101 Rev A(D)	Proposed Site & Ground Floor Plan
5503(P)201 Rev A(A)	Proposed Elevations (1 of 2)
5503(P)202 Rev A(A)	Proposed Elevations (2 of 2)
16916-SO02	Site Location Plan
16916 - SK202 Rev A	Street Elevation B-B
6144/LSP.01 Rev E	Landscape Strategy Plan 14 July 2017
CGI 5	3-Storey Apartment Block with Gables Terminating Vista
16916-SK09	Distribution of BR M4 (2) Compliant Dwellings
16916-SK10	Distribution of Photovoltaic Panels 23 August 2017
CGI 6	Residential and Employment Fronting London Road
17656-5-SK02 Rev B	Flood Routing For Extreme Events
16916 - SK11 Rev G	Surface Water Storage
17656-5-SK01	Distribution of Acoustic Screening
5503(P) 102 Rev D(A)	Proposed First, Second Floor and Roof Plans
CG1	London Road Frontage
CG2	Part Countryside Edge, With Inset Green and Retained Existing Tree
CG3	Public Square with Retail Existing Trees
CG4	Typical Street with Terminating Vista
Site Location Plan	

Pre Development

3. No development shall take place, including any works of demolition, until a Construction Method Statement (CMA) has been submitted to, and approved in writing by, the local planning authority. The approved CMS shall be adhered to throughout the construction period. The CMS shall include details of:
 - (a) vibro compaction machinery to be used in the construction of the development and a method statement;
 - (b) construction vehicle numbers, type and routing;
 - (c) traffic management requirements;

- (d) the parking of vehicles of site operatives and visitors;
 - (e) loading and unloading of plant and materials;
 - (f) storage of plant and materials used in constructing the development;
 - (g) the erection of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - (h) siting and details, including the operation of, wheel washing facilities;
 - (i) the timing of construction activities.
4. No development other than that required to be carried out as part of an approved scheme of remediation shall commence until Parts A to D of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until Part D of this condition has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The contents of the scheme and the written report are subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - ground waters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The local planning authority must be given 2 weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part B of this condition, which is subject to the approval in writing of the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part C of this condition.

E. Long Term Monitoring and Maintenance

Where indicated in the approved remediation scheme, a monitoring and maintenance scheme to include, monitoring the long-term effectiveness of the proposed remediation over the period of five years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the local planning authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the local planning authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

5. The development hereby permitted shall not be carried out other than in accordance with the approved surface water drainage assessment carried out by Woods Hardwick Infrastructure LLP, reference 17656/FRA revision B dated November 2017 and the mitigation measures detailed within the report. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme.
6. No development shall take place on the site until details for the implementation of a programme of archaeological work in accordance with a written scheme of investigation has been submitted to and approved in writing by the local planning authority. The development shall be carried in accordance with the approved programme.

7. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include details of the following:
 - i. a risk assessment of potentially damaging construction activities;
 - ii. the identification of "biodiversity protection zones";
 - iii. practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
 - iv. the location and timings of sensitive works to avoid harm to biodiversity features;
 - v. the times during which construction when specialist ecologists need to be present on site to oversee works;
 - vi. responsible persons and lines of communication;
 - vii. the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
 - viii. use of protective fences, exclusion barriers and warning signs if applicable;
 - ix. the approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

8. (a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be pruned other than in accordance with the approved plans and particulars. Any topping or lopping approved shall be carried out in accordance with British Standard 3998:2010 (Tree Work).

- (b) If any retained tree or shrub is removed, uprooted or destroyed or dies, another tree or shrub shall be planted at the same place and that tree or shrub shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

- (c) The erection of fencing for the protection of any retained tree shrub or hedge shall be undertaken in accordance with details submitted for condition 15 and shall comply with the recommendation of British Standard 5837:2012 before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. No fires shall be lit within 20m of the retained trees and shrubs.

In this condition, retained tree or shrub, means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; paragraphs (a) and (b) above shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

Pre Occupation

9. No above ground work on a building shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby approved have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
10. No occupation of the development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, which are outlined below, and which are diverted away from Network Rail property, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed:
 1. detailed engineering drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connection pipe runs;
 2. final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
11. Notwithstanding the details shown on the submitted drawings, no occupation of the development hereby permitted shall take place until a detailed scheme for the off-site highway improvement works including the relocation of northbound bus stop and provision of a shelter to serve this facility, and improved pedestrian crossing facility of London Road in the reasonable vicinity of the site has been submitted to and approved in writing by the local planning authority. Those approved details shall be subsequently implemented prior to the occupation of any of the approved development.
12. No occupation of the development shall take place until details, including the location, of bin provision for the residential dwellings has been submitted to and approved in writing by the local planning authority. Subsequently these approved details together with the approved refuse and recycling materials storage bins and areas for the apartment buildings shall be constructed, equipped and made available for use prior to the occupation of each residential unit to which it is associated with and retained in that form thereafter.
13. Details of any external street lighting proposed in connection with the development hereby approved, shall be submitted to and approved in writing by the local planning authority prior to the occupation of development. The development shall not be carried out other than in accordance with the approved details.
14. No occupation of the development shall take place until full details of the photovoltaic panels hereby approved have been submitted to and approved in writing by the local planning authority. Subsequently the photovoltaic panels

shall be installed in accordance with the approved details prior to the occupation of the development to which the details relate.

15. No occupation of the dwellings hereby permitted shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details. The landscaping details to be submitted shall include:
- (a) original levels and proposed finished levels;
 - (b) means of enclosure and boundary treatments;
 - (c) hard surfacing, other hard landscape features and materials;
 - (d) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction;
 - (e) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing;
 - (f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;
 - (g) details of siting and timing of all construction activities to avoid harm to all nature conservation features;
 - (h) management and maintenance details.

All agreed landscaping comprised in the above details shall be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

16. The front boundary hedges approved in accordance with condition 15 shall be retained. Should any part of the hedge die, be removed or become seriously damaged or diseased, it shall be replaced during the following planting season by a hedge planted in accordance with a specification previously approved in writing by the local planning authority.
17. No occupation of the residential units hereby permitted shall be undertaken until the noise mitigation and ventilation measures as set out in the Environmental Noise Assessment dated 11 July 2017 have been implemented.

Upon first occupation, testing shall be undertaken to prove the efficiency and effectiveness of the noise mitigation and ventilation measures and a report shall be submitted within 6 months of the first occupation of the first dwelling and approved in writing by the local planning authority, detailing the performance of that scheme. Should the submitted report not be approved, then a further sound insulation and attenuation scheme shall be repeated until a satisfactory level of noise attenuation is achieved. Any further reports submitted under this part of this condition shall be within 6 months of the decision in writing made by the local planning authority. Development shall be carried out in accordance with the approved scheme. The air conditioning,

noise mitigation measures and associated equipment shall thereafter be maintained, including cooling function requirements.

18. Prior to the first occupation of the commercial development hereby permitted, the vehicular access for this part of the development shall be provided and thereafter retained at the positions shown on the approved plan (Drawing No. 1609-22 VS01) and constructed to the Highway Authority's standards. Vehicular access to and from the site shall not be gained other than from London Road.
19. Prior to the first occupation of the retail and commercial units comprised in the development, there shall be submitted to and approved in writing by the local planning authority a scheme providing details of the parking restrictions proposed along the front of the site along London Road and the initial part of the access road for the residential units. Subsequently those approved details shall be implemented prior to the occupation of the commercial building.
20. Prior to the first occupation of any part of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan (Drawing No. 1609-22 VS01). The splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.
21. No occupation of any of the flats hereby approved shall take place until provision of secure cycle parking as submitted and approved has been provided and shall be retained in that form thereafter.
22. No occupation of the residential units shown to be Lifetime Homes hereby permitted shall take place until they are implemented as Lifetime Homes, in accordance with Drawing No. 16 916-SKo9 received 23 August 2017.
23. Prior to the occupation of any of the houses that require acoustic fencing, the acoustic fence shall be erected in accordance with the details agreed, and shall be retained in that form thereafter.