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# Planning Statement

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Land to the North East of King George V Playing  
Fields, Cuffley, EN6 4RD

On Behalf of Bellway Homes (North London) Ltd

July 2024

The Savills logo consists of a solid yellow square positioned above the word "savills" in a lowercase, sans-serif font. The text is a dark red or maroon color.

savills



## Contents

<b>1. Introduction</b> .....	<b>3</b>
Description of Development .....	3
Supporting Documents .....	3
Structure of the Statement .....	4
<b>2. Background</b> .....	<b>5</b>
The Site .....	5
Planning History .....	5
<b>3. The Proposed Development</b> .....	<b>8</b>
Scale .....	8
Landscaping .....	8
Residential Quality .....	9
Private and Communal Amenity Space .....	9
Access, Parking and Cycle Parking .....	9
Key Planning Benefits .....	10
<b>4. Planning Policy Context</b> .....	<b>11</b>
<b>5. Material Planning Considerations</b> .....	<b>13</b>
<b>6. Conclusion</b> .....	<b>21</b>

## 1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Bellway Homes (North London) Ltd (the applicant) in support of a new Reserved Matters application pursuant to planning permission 6/2023/1352/VAR (which varied outline planning permission S6/2015/1342/PP) at Land to the North East of King George V Playing Fields, Cuffley, EN6 4RD.

### Description of Development

- 1.2 The application seeks approval for the following development:

*“Approval of reserved matters (appearance, landscaping, layout, and scale) following outline planning permission S6/2015/1342/PP as varied by 6/2023/1352/VAR for residential development of 10 dwellings and associated infrastructure.”*

### Overview of Development

- 1.3 This application is submitted following approval of Reserved Matters application 6/2022/1774/RM at the site. Following that approval, the applicant has identified levels issues at the site. Amendments are therefore required to the consented scheme to allow for the redesign of houses along the northern edge of the site to revise the split level gardens.
- 1.4 This application therefore relates to the 10 plots (79-88) along the northern boundary of the site that require amending following a design quality review by Bellway, where the opportunity was identified to provide better quality homes for the future occupants, both from an accommodation and amenity perspective. This approach has been confirmed as appropriate by officers at WHBC.
- 1.5 The submission of this new reserved matters application follows the submission of a S73 application (LPA Ref. 6/2023/1352/VAR) to amend the parameter plans approved under the outline permission.

### Supporting Documents

- 1.1 This Planning Statement should be read in conjunction with the accompanying plans and drawings submitted as part of the application, as well as the following documents which have been prepared to address the full range of material planning considerations:
- **Design and Access Statement** prepared by GSA Architects;
  - **Landscape Strategy** prepared by HDA;
  - **Landscape and Ecological Management Plan** prepared by HDA;
  - **Transport Statement** prepared by Vectos;
  - **Arboricultural Report** prepared by HDA;
  - **Air Quality Report** prepared by Brookbanks;
  - **Noise Report** prepared by Brookbanks;
  - **Energy Strategy** prepared by AES;

# Planning Statement

## Land to the North East of King George V Playing Fields, Cuffley

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- **Flood Risk and Drainage Report** prepared by Brookbanks;
- **Daylight and Sunlight Report** prepared by EB7;

### Structure of the Statement

1.2 The structure of this Planning Statement is as follows:

- **Section 2** (Background) provides the background to the proposals;
- **Section 3** (The Proposed Development) details the development proposals;
- **Section 4** (Planning Policy Context) sets out the relevant planning policy framework;
- **Section 5** (Material Planning Considerations) sets out consideration of the material planning considerations arising from the application proposals;
- **Section 6** (Compliance with Outline Permission Conditions); and
- Our conclusions are provided in **Section 7** (Conclusion).

## 2. Background

- 2.1 This section describes the development site and the surrounding area, the background to the current proposals, including the planning history of the site, and the applicant's pre-application discussions to date.

### The Site

- 2.2 The site measures approximately 5.52 ha and is located to the south Cuffley, Welwyn Hatfield. The site is currently in agricultural use.
- 2.3 The site is bound to the north by existing residential development and the grounds of Cuffley Primary School. The railway line and Northaw Road East (B156) form strong eastern and western boundaries respectively. On the opposite side of the road there are three pairs of semi-detached dwellings which are accessed from Colesdale to the north. The southern boundary is defined by a mature hedgerow and tree belt lining the Hertfordshire Way footpath.
- 2.4 Beyond the footpath to the south west of the Site and fronting Northaw Road East is the King George V (KGV) Playing Fields, comprising various sports clubs, and including three sports pavilions, a recreation area with hard surfaced MUGA, sport pitches and a small area of formal play equipment.
- 2.5 The site is not subject to an existing vehicular access from Northaw Road East, however a vehicular access has been consented at this location as part of the Site Access Parameter Plan included in the outline consent.

### Surrounding Area

- 2.6 The site is located to the south of the village of Cuffley. Cuffley comprises extensive residential development and local facilities, shops and services.
- 2.7 The larger towns of Waltham Cross and Enfield are located c. 5km to the south east of the site, providing access to a wider range of facilities and links to the strategic transport network.
- 2.8 The site is not located within a Conservation Area and there are no listed buildings on the site. The Northaw Conservation Area is located c. 1.7km to the west, within which a number of listed buildings are located.
- 2.9 According to the Environment Agency's Flood Map for Planning, the site is located in Flood Zone 1 and therefore subject to a low risk of flooding. There is an area of Flood Zone 3 located c.350m to the south of the site due to localised flooding of the Northaw Brook.

### Planning History

#### Outline Permission

- 2.10 An outline planning permission was granted for application S6/2015/1342/PP on 31<sup>st</sup> March 2022 for the following development:

*"Outline planning application for residential development of up to 121 dwellings associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field. All matters reserved except for new vehicular access to serve the site, the provision of surface water discharge points and the levels of development platforms"*

#### Outline Permission Planning Conditions

# Planning Statement

## Land to the North East of King George V Playing Fields, Cuffley



2.11 The outline permission has 20 planning conditions attached. These conditions are listed on the Decision Notice.

### Condition 4 (CEMP)

2.12 The application to discharge OPP condition 4: *CEMP* was discharged on 2<sup>nd</sup> June 2023 (LPA Ref. 6/2023/0241/COND).

### Condition 8 (Arboricultural Method Statement)

2.13 The application to discharge OPP condition 8: *Arboricultural Method Statement* was discharged on 15<sup>th</sup> June 2023 (LPA Ref. 6/2023/0855/COND).

### Condition 6 (Surface Water Drainage) and 19 (Flood Risk Assessment)

2.14 Applications to discharge OPP condition 6: *Surface Water Drainage* (6/2023/1346/COND) and condition 19: *Flood Risk Assessment* (6/2023/1347/COND) were approved on 8<sup>th</sup> November 2023.

### Reserved Matters

2.15 Reserved matters approval (LPA Ref. 6/2022/1774/RM) was granted on 10<sup>th</sup> March 2023 for the following development:

*“Approval of reserved matters (appearance, landscaping, layout and scale) following outline planning permission S6/2015/1342/PP for residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field. In addition, to approve details for Condition 9 (refuse and recycling), Condition 10 (noise), Condition 11 (air quality) and Condition 16 (LEMP).”*

### Non Material Amendment to Reserved Matters Approval

2.16 A non-material amendment application to the reserved matters approval 6/2022/1774/RM was approved in March 2023. (LPA Ref. 6/2022/1774/NMA). The application secured consent for minor amendments to the approved plans to a small number plots within the approved scheme.

### S73 Application

2.17 Following approval of Reserved Matters application 6/2022/1774/RM, the applicant has identified levels issues at the site. Amendments are therefore required to the consented scheme to allow for the redesign of houses along the northern edge of the site to revise the split level gardens. This new Reserved Matters application seeks to secure consent for the 10 units that require amending.

2.18 In order to facilitate the submission of this updated Reserved Matters scheme and amend the approved parameter plans, the applicant has submitted a S73 application for a minor-material amendment to the outline planning permission granted under LPA Ref. S6/2015/1342/PP.

2.19 This application was approved on the 17<sup>th</sup> May 2024 and now forms the extant permission at the site.

## Pre-Application Consultation

2.20 Pre-application discussions were held with officers at the LPA on 9th June 2022 in relation to the previous Reserved Matters scheme in order to present and discuss the proposals for the site. The meeting was largely positive, with officers providing feedback on many aspects of the proposals.

# Planning Statement

## Land to the North East of King George V Playing Fields, Cuffley



- 2.21 Officers did provide some specific comments in relation to the layout and height of the proposed scheme. These comments informed the proposals which secured approval under LPA ref: 6/2022/1774/RM accords.
- 2.22 The applicant has subsequently met with officers on 17<sup>th</sup> March 2023 and 2<sup>nd</sup> June 2023, since Reserved Matters 6/2022/1774/RM were granted, to discuss the proposed amendments to the parameter plans being sought under the aforementioned Section 73 application that is currently pending determination (LPA Ref. 6/2023/1352/VAR). It was agreed with officers that a new Reserved Matters should be submitted to apply for the approval for the revisions being sought once the S73 application is validated.
- 2.23 The applicant has also engaged in discussions with officers regarding the appropriate approach to secure consent for the 10 units that require amending and has received confirmation from officers at WHDC that a new reserved matters application for the 10 units that require amending is an appropriate approach.

### Public Consultation

- 2.24 As part of the consultation process, a digital consultation website has been live since 5th July 2022. The website remained live so visitors could continue to view the proposals and provide comments. The website included information about the Reserved Matters Application and Bellway Homes, contact information to provide further feedback and about the online webinar and a link to sign up for this. The website was later updated to provide a link to the recording of the webinar.
- 2.25 The consultation website was publicised by a hand-delivered flyer which was sent to 795 residential and business addresses and encouraged people to visit the consultation website, sign up for our online webinar and provide feedback.
- 2.26 The Applicant hosted an online webinar where slides featuring information about the scheme were presented. During this session the project team was available to provide details on the proposals and answer any questions raised by local residents and interested parties.
- 2.27 A telephone number was also provided to give residents the chance to speak to the project team and to request hard copies of the consultation material be sent in the post.

## 3. The Proposed Development

- 3.1 This application represents an new Reserved Matters application associated with outline planning permission 6/2023/1352/VAR for the 10 units being amended along the northern boundary and follows the previous Reserved Matters approval at the site (LPA Ref. 6/2022/1774/RM).
- 3.2 This new Reserved Matters application covers the 10 dwellings (plots 79-88), along the northern boundary.
- 3.3 The site is constrained by the existing natural land formation, resulting in the need for multiple retaining walls and engineered solutions across the site. This previously resulted in a multi-teared garden arrangement for some plots, consisting of 3 separate tiers with multiple concrete retaining walls, metal railing and wooden fence panels, up to circa 4m above ground floor height, resulting in overshadowing and other negative impacts.
- 3.4 The applicant has therefore designed bespoke split-level houses, specifically aimed to provide high-quality family accommodation befitting of the location and wider scheme. This approach has been discussed and agreed with officers in advance of this submission.

### Scale

- 3.5 121 dwellings will be delivered across the wider site that has already been consented under RMA 6/2022/1774/RM, comprising a mixture of built form containing apartment blocks, small terraces, semi-detached and detached dwellings. This Reserved Matters application for the 10 units along the northern boundary comprises new buildings range in height from 2 to 2.5 storeys with a pitched roof. Due to level changes on the site plots 81-88 are 2.5 storey along the front access road and 2 storey along the rear.
- 3.6 A new Building Heights Parameter Plan (P1848.12 Rev D) has been approved under the Section 73 application (Ref. 6/2023/1352/VAR) to vary the outline planning permission (Ref. S6/2015/1342/PP) that allows for 2.5 storey feature units on key nodes and compliance with this revised parameter plan has been followed within these Reserved Matters proposals.
- 3.7 The taller 2.5 storey buildings have three floor levels, with the top floor accommodated in the pitched roof with dormer windows and dropped eaves. The rear element of plots 81-88 are 2 storey with lowered eaves and wall head dormers. Single storey outbuildings between the houses provide a more interesting streetscape to plots 81-88.

### Appearance

- 3.8 The scheme proposes a traditional design approach for the 10 houses, in accordance with the consented scheme for 121 dwellings, that is sympathetic to the local building traditions within Cuffley with subtle variations in materials and building details to reinforce the legibility of the respective Character Areas, whilst keeping common architectural language throughout the overall development to ensure a coherent identity.
- 3.9 A palette of materials and architectural detailing has been used, all of which are reflective of the local area. These include a mixture of red facing brickwork, tile hanging and weather boarding to create variation within the streetscene and emphasises key locations throughout the development.

### Landscaping

- 3.10 The landscaping for the 10 units that this application relates to has been designed in accordance with the landscaping strategy for the wider site that has already been consented under 6/2022/1774/RM.
- 3.11 The Parameter Plans approved under the Outline makes provision for green infrastructure serving as multi-functional spaces providing opportunities for a variety of activities and functions (including a range of play,



# Planning Statement

## Land to the North East of King George V Playing Fields, Cuffley



informal and formal recreation and visual amenity) A total of 15,225 sqm is provided across the wider site. The green infrastructure also comprises of areas of surface water attenuation. In addition, the retention and new provision of vegetation sets the development within a landscape framework.

### Residential Accommodation

- 3.12 The application proposes a total of 10 units, comprising 8 x 5 bed units and 2 x 3 bed units. With regards to tenure, all 10 units will be private dwellings.
- 3.13 The proposed mix and tenure needs to be considered within the context of the wider development, which provides a variety of dwelling types and sizes to encourage a balanced and mixed community. The scheme includes smaller 1 bed and 2 bed dwellings to cater for singletons, couples and smaller families, together with larger 3 - 5 bedroom houses for larger families.
- 3.14 Typologies within the wider development range from apartments, detached, semi-detached and terraced housing, to provide a variety of unit types and sizes.
- 3.15 35% of the wider development already consented will be affordable housing (42 units) of a mixed size and dispersed evenly around the site.

### Residential Quality

- 3.16 All homes within the development (both houses and apartments) within the wider development comply with the relevant Nationally Described Space Standards requirements, providing a good standard of accommodation and resulting helping to assist with greater residential amenity and quality of life.
- 3.17 Houses are positioned so as to minimise overlooking of homes and particularly rear gardens of adjacent residential properties.

### Private and Communal Amenity Space

- 3.18 The redevelopment proposals for the wider site include a comprehensive amenity and landscape strategy. This strategy has been developed in order to facilitate the provision of a range of high quality amenity space throughout the development, both communal and private in nature.
- 3.19 All houses have private rear gardens, generally proportionate to the dwelling size. Many units are also in very close proximity to areas of open space that can further serve the occupants.
- 3.20 Full details of the amenity space provided and the interrelated landscaping elements are discussed within the Design and Access Statement (comprising landscaping details), submitted in support of the application.

### Access, Parking and Cycle Parking

- 3.21 Access to the wider site is proposed via a new 3-arm priority junction with the B156 Northaw Road East. The access has been agreed as part of application S6/2015/1342/PP.
- 3.22 This application for the 10 dwellings will provide a total of 28 car parking spaces. This will comprise 20 allocated driveway parking spaces with a further 8 allocated garage parking spaces.
- 3.23 Cycle parking provision is provided at the ratio of 2 spaces for 3, 4 and 5 bedroom houses. These are located at ground floor level, under the garden staircase

# Planning Statement

## Land to the North East of King George V Playing Fields, Cuffley



3.24 There are no visitor parking spaces included within this Reserved Matters application because the 2 visitor spaces required form part of Reserved Matters approval 6/2022/1774/RM.

### Key Planning Benefits

- 3.25 This application seeks to secure reserved matters approval for 10 dwellings, that form part of a wider development that provides a wide range of planning benefits, both for the site and surrounding area, as set out below:
- The delivery of 121 residential dwellings on the site contributing to the wider housing delivery targets identified across the plan period.
  - The delivery of residential development on a site with outline planning permission for housing delivery demonstrates that the principle and location of the proposed development is acceptable and appropriate, and will not lead to harmful impacts upon the site and surrounding area.
  - The new buildings comprise high quality traditional architectural design, which takes cues from the surrounding and wider built character.
  - The scheme is landscape-led, providing a high quality soft and hard landscaping strategy with varied tree and shrub planting, varied surfacing treatments and several other features helping to provide a high quality environment to live.
  - The development includes the provision for green infrastructure serving as multi-functional spaces providing opportunities for a variety of activities and functions, including a range of play, informal and formal recreation and visual amenity.
  - The provision of a range of unit sizes, from one to five bedrooms, will help to cater for a wide range of potential buyers, from first-time buyers looking to get on to the property ladder to larger families needing to upsize accommodation.
  - The scheme provides a policy-compliant quantum of affordable housing (35%), making notable provision towards the affordable housing need within Welwyn Hatfield.

## 4. Planning Policy Context

- 4.1 The redevelopment proposals have taken account of relevant national and local planning policy. In accordance with Section 38(6) of The Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 4.2 The adopted Development Framework for WHBC, which is of relevance to the site comprises:
- Welwyn Hatfield Adopted Local Plan – (adopted October 2023)
  - The Hertfordshire Waste Local Plan (adopted 2012-2014); and
  - The Hertfordshire Minerals Local Plan (adopted 2007).
- 4.3 In support of the development plan, the Council has adopted a number of Supplementary Planning Documents (SPDs) and wider planning guidance which are intended to provide detailed guidance on how planning policy should be implemented. These documents are a material consideration in the determination of planning applications. Key documents relevant to the site include:
- Planning Obligations SPD (February 2012);
  - HCC Planning Obligations Guidance – Toolkit for Hertfordshire (January 2008);
  - Supplementary Design Guidance (February 2005);
  - Parking Standards Supplementary Planning Guidance (2004);
  - Interim Policy for Car Parking Standards and Garage Sizes (August 2014)

### National Planning Policy

- 4.4 At a national level, the revised National Planning Policy Framework (NPPF) (2023) provides an overarching framework for the production of local planning policy documents and decision making.
- 4.5 At the heart of the NPPF is a presumption in favour of sustainable development. Sustainable development by definition comprises three key objectives, outlined within the NPPF as economic, social and environmental objectives.
- 4.6 Paragraph 60 of the NPPF states in order to significantly boost housing supply, it is important that a sufficient amount and variety of land can come forward where needed, that the needs of groups with specific housing requirements are addressed, and that land with permission is developed without unnecessary delay.
- 4.7 Paragraph 123 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs.
- 4.8 Section 12 of the NPPF outlines the fundamental importance of high quality design within both plan making and decision taking. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make

# Planning Statement

## Land to the North East of King George V Playing Fields, Cuffley

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development acceptable to communities.

### Local Planning Policy

- 4.9 At the local level, the Welwyn Hatfield Local Plan 2016 was adopted at a meeting of the Council on 12 October 2023.

#### Northaw and Cuffley Neighbourhood Plan Area

- 4.10 The Northaw and Cuffley Neighbourhood Plan Area was adopted on 7th October 2014. The Northaw and Cuffley neighbourhood development plan was made part of Welwyn Hatfield District Council's local development framework on 9<sup>th</sup> May 2023.

## 5. Material Planning Considerations

5.1 This section of the Planning Statement sets out the main planning considerations arising from the proposed development, with reference to the planning policy framework set out in the previous section.

### Principle of Residential Development

5.2 The underlying objective of national and local planning policy seeks to encourage sustainable patterns of development and regeneration, primarily through efficient use of land and through concentrating development in appropriate locations. These considerations will contribute towards the presumption in favour of sustainable development set out in Section 2 of the NPPF, which states that proposals which accord with the development plan should be approved without delay.

5.3 Paragraph 60 of the NPPF identifies the importance of delivering a sufficient amount and variety of land for development where needed, which actively helps to address the needs of groups with specific housing requirements. Paragraph 123 promotes an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

5.4 The principle for the redevelopment of the site has been established by the extant outline permission S6/2015/1342/PP, under which the redevelopment of the site for up to 121 dwellings was consented. Therefore the principle of residential redevelopment is entirely acceptable and appropriate in terms of land use.

5.5 The proposed redevelopment of the site provides an opportunity to deliver viable, high quality, residential accommodation, helping to make efficient and effective use of the site, in line with the requirements of the outline planning permission and national and local planning policy guidance.

5.6 The proposals comprise sustainable development in accordance with paragraph 8 of the NPPF and will deliver a range of social, economic and environmental benefits as follows:

- **Social:** The residential redevelopment of the site will introduce new residents to the local area and thus expand the local community in a sustainable, controlled manner in line with the site allocation. The provision of a range of unit sizes and tenures will help to successfully meet the needs of a wider range of residents with differing needs, assisting in creating a diverse, strong community. The provision of open space within the centre of the site, and the landscaped tree belts flanking the development will provide opportunities for recreation and enjoyment, improving social wellbeing subsequently.
- **Economic:** The proposals will contribute to economic growth in the short and long term, during construction and over the life of the development. The construction creates a range of immediate employment opportunities within the local and wider economy, acknowledged by the Government as a key driver for boosting housing delivery as sought by the NPPF. Construction will support construction jobs directly on-site, and will provide indirect support to additional jobs in the wider supply chain. The proposals will contribute to the economic role of sustainable development by providing land to improve both choice and competition in the residential market. New workers and residents are also expected to spend within the local economy, helping to assist local services and infrastructure.
- **Environmental:** The redevelopment proposals will provide new built development of high quality design, whilst the proposals will in tandem introduce a variety of soft landscaping areas which will deliver ecological and environmental benefits to the site and surrounding area, including landscaping and green open space for communal use. Sustainability and renewable energy measures will be incorporated within the proposed development in order to reduce the environmental impacts of the residential land uses on-site.

# Planning Statement

## Land to the North East of King George V Playing Fields, Cuffley



5.7 Overall the proposed development accords with the relevant national level policies within the NPPF and the principle for the redevelopment of the site has been already been established by the extant outline permission S6/2015/1342/PP. The proposals comprise sustainable development in accordance with paragraph 8 of the NPPF and will deliver a range of social, economic and environmental benefits as illustrated above.

### Scale (Reserved Matter)

- 5.8 The NPPF attaches notable weight to the design of the built environment with high quality design being considered to be a fundamental aspect of sustainable development (Paragraph 131). Paragraph 135 also encourages planning decisions to, through scrutiny of the subject proposals, ensure that development proposed is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change, including increased densities and built form.
- 5.9 A new Building Heights Parameter Plan (P1848.12 Rev D) has been approved under the Section 73 application (Ref. 6/2023/1352/VAR) to vary the outline planning permission (Ref. S6/2015/1342/PP) and compliance with this revised parameter plan has been followed within these Reserved Matters proposals.
- 5.10 This Reserved Matters application for the 10 units along the northern boundary comprises new buildings ranging in height from 2 to 2.5 storeys with a pitched roof. Due to level changes on the site plots 81-88 are 2.5 storey along the front access road and 2 storey along the rear.
- 5.11 The taller 2.5 storey buildings have three floor levels, with the top floor accommodated in the pitched roof with dormer windows and dropped eaves. The rear element of plots 81-88 are 2 storey with lowered eaves and wall head dormers. Single storey outbuildings between the houses provide a more interesting streetscape to plots 81-88.
- 5.12 Overall, the proposals complies with the requirements of the NPPF, the Building Heights Parameter Plan, and the variation in scale and massing is seen to be a notable benefit of the scheme, providing added interest and character to the proposals whilst ensuring building heights still relate sympathetically in the given streetscape, without contributing to a sense of overbearing or dominance upon other properties. The scale of the proposals accords with the parameter plans is therefore considered acceptable.

### Layout (Reserved Matter)

- 5.13 The NPPF seeks to ensure developments provide high-quality places and spaces for residents and users. Proposals should ensure that developments are visually attractive through good layout and design.
- 5.14 Paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes on to stipulate that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

# Planning Statement

## Land to the North East of King George V Playing Fields, Cuffley



- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 5.15 Local Plan Policy SADM 11 seeks to protect a good standard of amenity for buildings and external open space in line with the Council's Supplementary Design Guidance. The design of new communal garden areas should seek to create spaces that provide opportunities for privacy or seclusion for residents, particularly where residents do not have access to private balconies or other private external space. It goes on to stipulate that new development is not overbearing upon existing buildings and open spaces.
- 5.16 The layout of the proposed scheme for the area covered by the 10 units has not substantially changed from what was approved under 6/2022/1774/RM.
- 5.17 The principles that underpinning the layout of the scheme represent high quality design in line with relevant national and local planning policy guidance. The layout provides a legible and clear street hierarchy, which naturally flows and develops through the site from the site entrances forming a non-linear, natural layout which effectively responds to the rural character of the surrounding area. The positioning of residential development, radiating inward towards the central pocket green is also seen to reflect a sensible and logical layout, with the green central to the development forming the focal point of the scheme.
- 5.18 As such, the layout of the scheme accord with both the parameter plans and the relevant national and local level policies and is therefore considered acceptable and wholly appropriate in this instance.

### Appearance (Reserved Matter)

- 5.19 As set out above, the NPPF attaches notable weight to the design of the built environment and high quality design is considered to be a fundamental aspect of sustainable development. NPPF Paragraph 135 seeks development which is sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 5.20 At a local level, Local Plan Policy SP9 states that proposals will be required to deliver a high quality design that fosters a positive sense of place by responding to the principles of good design in an integrated and coherent way.
- 5.21 The scheme proposes a traditional design approach sympathetic to the local building traditions within Cuffley with subtle variations in materials and building details to reinforce the legibility of the respective Character Areas, whilst keeping common architectural language throughout the overall development to ensure a coherent identity.
- 5.22 A palette of materials and architectural detailing has been used, all of which are reflective of the local area. These include a mixture of red facing brickwork, tile hanging and weather boarding to create variation within the streetscene and emphasises key locations throughout the development.
- 5.23 Further detail on the material palette can be found in the supporting Design and Access Statement prepared by GSA Architects.
- 5.24 Overall, the appearance of the scheme and proposed material palette is considered accord with the requirements of both the NPPF and Local Plan Policy D2 and is therefore considered to be wholly appropriate and acceptable in this instance.



### Landscaping (Reserved Matter)

- 5.25 Paragraph 135 of the NPPF requires that proposals are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 5.26 Local Plan Policy SP9 requires that proposals provide an appropriate amount of public open space that is well sited and designed to help create and enhance a sense of place. Public open spaces are required to be coherent, attractive, multi-functional, safe, inclusive and utilise high quality soft and hard landscaping. Public open spaces are required to promote health and wellbeing, with play and leisure spaces well located and attractively designed to encourage their use.
- 5.27 The proposed landscaping strategy for the 10 units that this application relates to has been designed in accordance with the landscaping strategy for the wider site that has already been consented under 6/2022/1774/RM.
- 5.28 Full details are covered in significant detail within the Planting Strategy prepared by HDA. The details provided in regard of the Landscaping Reserved Matter are deemed to accord with the requirements of the relevant national and local level policies and are therefore considered acceptable and appropriate in their form, context and design.

### Residential Mix

- 5.29 NPPF Paragraph 8 outlines social objectives of sustainable development, including ensuring a sufficient range of homes are provided to meet the needs of present and future generations. Paragraph 60 also stipulates that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.30 At a local level, Local Plan Policy SP7 requires that proposals for 10 or more new dwellings should demonstrate how the mix of tenure, type and size of housing proposed on sites will reflect the council's latest evidence of housing need and market demand and contribute towards meeting the varied needs of different households including single person households, couples, families with children, older people, people with disabilities and people wishing to build their own homes. For larger sites, there should be a greater opportunity to deliver a broader mix.
- 5.31 The application proposes a total of 10 units, comprising 8 x 5 bed units and 2 x 3 bed units.
- 5.32 The proposed mix and tenure needs to be considered within the context of the wider development, which provides a variety of dwelling types and sizes to encourage a balanced and mixed community. The scheme includes smaller 1 bed and 2 bed dwellings to cater for singletons, couples and smaller families, together with larger 3 - 5 bedroom houses for larger families. Typologies within the wider development range from apartments, detached, semi-detached and terraced housing, to provide a variety of unit types and sizes. The residential mix for the wider scheme has already been consented under NMA 6/2022/1774/RM.
- 5.33 The development has taken account of and considered the requirements of the LPA to inform the proposed unit mix, particularly in regard to the affordable housing tenure split and unit mix. The mix represents a wide range of housing tenures and unit sizes, helping to meet the various local housing needs to a greater extent. In line with Policy. The proposed unit mix is considered acceptable and will meet local housing requirements.

### Affordable Housing

- 5.34 As outlined within National Planning Policy Guidance (NPPG), planning obligations, including affordable



# Planning Statement

## Land to the North East of King George V Playing Fields, Cuffley



housing, must be fully justified and evidenced and should not be as onerous or restrictive as to prevent development opportunities coming forwards. Giving the strategic, guiding role played by the NPPF, it does not provide specific policy requirements. It does, however, require local planning authorities to ensure that their adopted policy successfully meet the full, objectively assessed needs for both market and affordable housing.

- 5.35 Local Plan Policy SP7 states that within 'excluded villages' the categorisation the site falls within, the Council will expect all proposals for residential development on sites of 10 new dwellings or a site of 0.5ha or more, the council will expect on-site affordable housing delivery of 35%.
- 5.36 The Section 106 Agreement for the outline permission stipulates that 35% of the Dwellings to be constructed on the Application Site pursuant to the Planning Permission and any Reserved Matters Approval which shall be provided as Affordable Housing in accordance with this Schedule and the Affordable Housing Scheme approved by the Council
- 5.37 In compliance with the Section 106 Agreement, the proposals include a 35% affordable housing on site. This equates to 42 units in total.
- 5.38 Whilst no affordable housing is proposed for the 10 dwellings that form this application, The wider development comprises 42 affordable units, equating to a 35% affordable housing provision (by unit) in line with local planning policy requirements and the Section 106.
- 5.39 Therefore, both the quantum of affordable housing, and the proposed tenure split, are acceptable and in full compliance with the legal requirements attached to the outline permission and the prevailing policy framework.
- 5.40 Overall the approach is considered wholly in accordance with the requirements of the outline planning permission, the S106 legal agreement and the relevant policies contained within the Local Development Framework.

### Residential Quality and Accessibility

- 5.41 Local Plan Policy SADM 11 states that as a minimum, all proposals for C3 dwellings will be required to meet the Nationally Described Space Standard, unless it can be robustly demonstrated that this would not be feasible or viable.
- 5.42 The proposals have followed a design-led approach to facilitate the creation of a high-quality residential neighbourhood at the site. A full overview of the key design principles underpinning the proposals can be found within the Design and Access Statement prepared by GSA Architects, in support of the application.
- 5.43 All new homes proposed will achieve compliance with the Nationally Described Space Standards, providing sufficient internal space across a range of unit sizes. This will help to contribute to a greater level of residential amenity and will resultantly mean a greater quality of life across the development.
- 5.44 The proposals provide high quality dwellings which will help to promote a good quality of life, through providing amply sized dwellings with good outlook, and respectful relationships with adjoining properties. It is therefore considered that the proposals accord with the requirements of Local Plan Policy H10 and are therefore wholly acceptable from a residential quality perspective.

### Amenity Space Provision

- 5.45 At a national level, Paragraph 96 of the NPPF states that proposals should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, encouraging social and recreational activity, whilst promoting social interaction, including opportunities for meetings between people who might otherwise come

# Planning Statement

## Land to the North East of King George V Playing Fields, Cuffley



in to contact.

- 5.46 The redevelopment proposals for the site include a comprehensive amenity and landscape strategy. This strategy has been developed in order to facilitate the provision of a range of high quality amenity space throughout the development, both communal and private in nature.
- 5.47 All houses have private rear gardens, generally proportionate to the dwelling size. Many units are also in very close proximity to areas of open space that can further serve the occupants. In general a minimum depth of 10 metres has been proposed.
- 5.48 All gardens are located at the rear of the houses. This provides a sense of privacy from the public entryway into the houses.
- 5.49 Full details of the amenity space provided and the interrelated landscaping elements are discussed within the Design and Access Statement prepared by GSA Architects, submitted in support of the application.
- 5.50 Overall, it is considered a comprehensive amenity space strategy is proposed that accords with the relevant policy requirements. It is therefore considered that the proposed amenity space provision is appropriate and wholly acceptable in this instance.

### Access, Transport, Parking and Cycle Parking

- 5.51 Access is not a Reserved Matter for this application, given this was approved within Outline Planning Permission S6/2015/1342/PP.
- 5.52 In accordance with the NPPF paragraph 117, all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. This is in order to assess the likely impacts generated by the proposed development. The outline permission was supported in this regard and Bellway's consultant Vectos has prepared Transport Technical Note to support this Reserved Matters application.
- 5.53 Concerning parking standards, the following residential parking standards are set within the Welwyn Hatfield District Review Supplementary Planning parking standards (2004). It should be noted that these parking standards should be treated as guidelines rather than maximums.
- 5.54 Cuffley is located in Zone 4 and the relevant standards are summarised in Table 3.1 below:

Development	Car parking Standards (outside Zone 1-2)	Cycle Parking
Bedsit	1.25 spaces	1 space per unit if no garage or shed provided.
1 Bedroom Dwellings	1.25	
2 Bedroom Dwellings	1.5	
3 Bedroom Dwellings	2.25	
4 or more Bedroom	3	

**Table 3.1: Parking Standards**

- 5.55 The application for the 10 dwellings will provide a total of 28 car parking spaces. This will comprise 20 allocated driveway parking spaces with a further 8 allocated garage parking spaces.
- 5.56 Cycle parking provision is provided at the ratio of 2 spaces for 3, 4 and 5 bedroom houses. These are located

# Planning Statement

## Land to the North East of King George V Playing Fields, Cuffley



at ground floor level, under the garden staircase

- 5.57 There are no visitor parking spaces included within this Reserved Matters application because the 2 visitor spaces required form part of Reserved Matters approval 6/2022/1774/RM.
- 5.58 In summary, the proposed development will make sufficient provision for both car and cycle parking, for residents and visitors (the latter relating to car parking), and will not lead to significant overflow parking on the streets of the development or nearby. Likewise, the trip generation calculations are considered to demonstrate that the scheme will not negatively impact on the surrounding highways network, whilst the layout of the site has been demonstrated as suitable for a refuse vehicle to navigate. In transport terms, the proposals are seen to be acceptable and appropriate.

### Energy & Sustainability

- 5.59 Paragraph 8 of the NPPF identifies the adaption and mitigation of new development to climate change as a key aspect of environmental sustainability, in regard to sustainable development, helping to move towards a low carbon economy.
- 5.60 At a local level, Local Plan Policy SP10 states that the layout and design of the site and building(s) is required to reflect the energy hierarchy to maximise opportunities to reduce carbon emissions. The use of renewable and low carbon energy infrastructure should be used where it is appropriate and consistent with other policies. Proposals are responsive to how the climate will change over their lifetime and minimise their contribution to the urban heat island effect.
- 5.61 In support of the application, an Energy and Sustainability Statement prepared by AES Sustainability Consultants has been prepared and submitted. The statement concludes that following the fabric first approach to demand reduction. The proposed development will deliver a level of energy performance beyond the current Building Regulation standards whilst addressing a range of additional sustainable design considerations including how various sustainable transport provisions have been designed in to the site.
- 5.62 The report notes that improvements in insulation specification, efficient building services, a reduction in thermal bridging and unwanted air leakage paths and further passive design measures will enable the relevant standards to be met, whilst building in low energy design and future climate resilience to the design and construction of the dwellings.
- 5.63 Calculations undertaken on the proposed dwellings under the approved Standard Assessment Procedure demonstrate that through following the energy efficiency approach described, the calculated as-designed emissions are reduced by 5.62% over Part L 2013 requirements across the wider development as a whole.
- 5.64 The report therefore demonstrates that the proposals are in accordance with both the NPPF and Local Plan Policy SD1 and are therefore wholly acceptable from an energy and sustainability perspective.

### Flood Risk and Drainage

- 5.65 The NPPF encourages the direction of new development away from areas identified to be at high risk of flooding sources, instead situating development in those areas of lowest risk in the first instance to ensure no adverse impacts result.
- 5.66 Local Plan Policy SADM 11 states that Development proposals in areas at risk of flooding from any source should be informed by and be consistent with relevant national planning policy and guidance, local and regional strategies and plans, and the latest flood risk information available.
- 5.67 The policy goes on to stipulate that Flood Risk Assessments will be required in line with national policy and

# Planning Statement

## Land to the North East of King George V Playing Fields, Cuffley



guidance and should be prepared in accordance with the requirements and advice set out in the Council's Strategic Flood Risk Assessment.

- 5.68 The drainage strategy for the site has been approved under separate discharge of conditions applications for OPP condition 6: Surface Water Drainage (6/2023/1346/COND) and condition 19: Flood Risk Assessment (6/2023/1347/COND) and does not form part of this Reserved Matters application.

### Noise

- 5.69 Paragraph 191 of the NPPF seeks to mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life
- 5.70 Policy SADM 18 of the Local Plan states that a Noise and Vibration Impact Assessment will be required for proposals with the potential to cause disturbance to people or the natural environment due to noise and/or vibration and for proposals that are considered to be sensitive to noise and/or vibration.
- 5.71 A Noise Report, prepared by Brookbanks has been submitted in support of the application. The report concludes that This report has demonstrated that the target internal noise levels for bedroom and living/dining areas in accordance with internal ambient levels from the guidance in BS8233:2014 can be achieved with appropriated specified glazing. The following mitigation has been identified:
- window glazing for properties fronting rail line - 25db Rw+Ctr
  - window glazing for properties fronting Northaw Road East- 27db Rw+Ctr
  - 2m high wooden close boarded fence having a density of 20kg/m<sup>3</sup> adjacent to rail line
- 5.72 The Report therefore demonstrates that the proposals accord with the relevant national and local level policies and are therefore deemed wholly acceptable from a noise perspective.

## 6. Conclusion

- 6.1 This Planning Statement has been prepared on behalf of Bellway Homes (North London) Ltd (the applicant) in support of a Reserved Matters application pursuant to outline planning permission 6/2023/1352/VAR. The application seeks approval for the following development:
- “Approval of reserved matters (appearance, landscaping, layout, and scale) following outline planning permission S6/2015/1342/PP as varied by 6/2023/1352/VAR for residential development of 10 dwellings and associated infrastructure.”*
- 6.2 This application is submitted following approval of Reserved Matters application 6/2022/1774/RM at the site. Following that approval, the applicant has identified levels issues at the site. Amendments are therefore required to the consented scheme to allow for the redesign of houses along the northern edge of the site to revise the split level gardens.
- 6.3 This application therefore relates to the 10 plots (79-88) along the northern boundary of the site that require amending following a design quality review by Bellway, where the opportunity was identified to provide better quality homes for the future occupants, both from an accommodation and amenity perspective. This approach has been confirmed as appropriate by officers at WHBC.
- 6.4 This application seeks to secure reserved matters approval for 10 dwellings, that form part of a wider development that provides a wide range of planning benefits, both for the site and surrounding area, as set out below:
- The delivery of 121 residential dwellings on the site contributing to the wider housing delivery targets identified across the plan period.
  - The delivery of residential development on a site with outline planning permission for housing delivery demonstrates that the principle and location of the proposed development is acceptable and appropriate, and will not lead to harmful impacts upon the site and surrounding area.
  - The new buildings comprise high quality traditional architectural design, which takes cues from the surrounding and wider built character.
  - The scheme is landscape-led, providing a high quality soft and hard landscaping strategy with varied tree and shrub planting, varied surfacing treatments and several other features helping to provide a high quality environment to live.
  - The development includes the provision for green infrastructure serving as multi-functional spaces providing opportunities for a variety of activities and functions, including a range of play, informal and formal recreation and visual amenity.
  - The provision of a range of unit sizes, from one to five bedrooms, will help to cater for a wide range of potential buyers, from first-time buyers looking to get on to the property ladder to larger families needing to upsize accommodation.
  - The scheme provides a policy-compliant quantum of affordable housing (35%), making notable provision towards the affordable housing need within Welwyn Hatfield.
- 6.5 This Planning Statement has assessed in detail the material considerations of the proposals against the prevailing planning policy framework. It has been robustly demonstrated that the Reserved Matters scheme complies with relevant national and local planning policy guidance on a range of planning considerations.

## Planning Statement

### Land to the North East of King George V Playing Fields, Cuffley

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6.6 It is respectfully requested that the proposals are recommended for approval without delay.