



PLANNING STATEMENT

Site: Land at Cuffley Hill
(Former Rosemead and Fairmead Nurseries)
Goff's Oak
Hertfordshire
EN7 5EX

For: Countryside Properties PLC

Project Ref: 17086

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Application Drawings and Documents

The following plans and reports are submitted with this planning application:

Planning Statement
 Design and Access Statement
 Arboricultural Planning Report
 Transport Statement
 Goffs Oak Transport Statement
 Goffs Oak Travel Plan Statement
 Flood Risk Assessment
 Archaeological Desk Based Assessment
 JBA_15-363_ECO05_Undated Ecology Walkover Survey Report

SL.01 Rev B Site Layout
 SLP.01 Rev B Site Location Plan
 RL.01 Rev B Refuse Layout
 AHL.01 Rev B Affordable Housing Layout
 ML.01 Rev B Materials Layout
 SE.01 Rev A Streetscenes
 CSL.01 Rev B Coloured Site Layout
 PT-50-55.pe Rev C Apartment Block Floor Plans & Elevations
 162101-002 Levels Strategy
 162101-003 Tracking & Visibility
 HT.2BH-1-2.pe Rev A 2 Bed House Affordable Floor Plans & Elevations
 HT.3BH-1-2.pe Rev A 3 Bed House Affordable Floor Plans & Elevations
 HT.301-1-2.pe Rev A HT-301 Floor Plans & Elevations



HT.307.pe	Rev A	HT-307 Floor Plans & Elevations
HT.319.pe	Rev C	HT-319 Floor Plans & Elevations
HT.404.pe	Rev A	HT-404 Floor Plans & Elevations
HT.407.pe	Rev A	HT-407 Floor Plans & Elevations
HT.409.pe	Rev B	HT-409 Floor Plans & Elevations
HT.416.pe	Rev B	HT-416 Floor Plans & Elevations
HT.417.pe	Rev A	HT-417 Floor Plans & Elevations
HT.434.pe	Rev B	HT-434 Floor Plans & Elevations
HT.502.pe	Rev A	HT-502 Floor Plans & Elevations
GR.01	Rev C	Garages – Floor Plans & Elevations

1.0 **INTRODUCTION**

1.1 Barker Parry Town Planning have been commissioned by Countryside Properties PLC to prepare a Planning Statement to support a full application for the erection of 58 residential dwellings at Land at Cuffley Hill, Goff's Oak.

1.2 The site has been identified within the emerging Broxbourne Local Plan and is proposed for allocation as a residential development site, deliverable within the first 5 years of the plan period.

1.3 This Planning Statement is in support of the full planning application for the residential development of the site.

1.4 Section 2 comprises a site assessment.

1.5 Section 3 summarises the screening opinion.

1.6 Section 4 is a description of the relevant national and local planning policies.

1.7 Section 5 describes the planning application proposals.

1.8 Section 6 assesses the planning application proposals against the relevant national and local planning policies.

1.9 Section 7 is the summary and conclusions.

2.0 **SITE ASSESSMENT**

2.1 The site, which fronts Cuffley Hill, was once horticultural nurseries, which have since become redundant and overgrown with various species of mature tree. These are concentrated towards the north of the site, where as the south is less dense, where it may have been part of the nurseries layout.

2.2 The site is defined as semi-derelict, as the majority of the space is taken up by old vehicles, piles of debris, sheds and building materials, with remaining open space being un-level and overgrown.

2.3 The village of Goff's Oak lies between Cuffley and Cheshunt. The closest railway station is just over 0.3miles away in Cuffley, which has links to Moorgate. There is a footpath linking the site to the railway station.

2.4 The site is located within the jurisdiction of Broxbourne Borough Council.

2.5 The village of Goff's Oak lies 3.2km to the north-west of the A10 junction and a further 1km away from Junction 25 of the M25. This makes it a very accessible location for road users.

2.6 The overall site extends to some 3.10 hectares.

2.7 Access to this site is attainable from the south side, between 92 and 94 Cuffley Hill.

2.8 To the north-west of the site, there is land owned by CG Edwards Ltd, which is a landscape gardening company. This site is also proposed for residential allocation within the emerging Local Plan.

2.9 The sites northern boundary adjoins agricultural land, with existing residential development to the east and south of the site.



3.0 **SCREENING OPINION**

3.1 A request for a screening opinion was submitted to the Local Planning Authority on the 24 April 2018.

3.2 The Local Planning Authority responded on the 15 May 2018, stating:

"It is understood that the proposed development is for up to 60 dwellings and the site area is measured at approximately 3 hectares across the two sites. Whilst there are a number of protected trees within the site and particularly to the northern boundaries within protected woodland, the site is not specified as an environmentally sensitive area, as identified within Part 1 of the Regulations. The site is also not within Flood Zones 2 or 3. As such, it is not considered that the development would fall within Schedule 2 of the Regulations and therefore an assessment of any significant effects on the environment is not required.

On the basis of the submitted information, the proposal is not a Schedule 2 development of the EIA Regulations 2017 as set out above. Therefore, there is no requirement to submit an EIA as part of any future planning application".

3.3 The screening opinion was entitled 'Development Proposal at Land north of Cuffley Hill, Goff's Oak'.

3.4 The application as now submitted has not fundamentally varied from the proposal behind the screening request and as such an Environmental Statement has not been submitted in support of this application.

4.0 **PLANNING POLICY CONTEXT**

National Planning Policy Guidance

4.1 The Government's policies on different aspects of planning are set out in the National Planning Policy Framework (NPPF) 2018.

4.2 The NPPF states that the 'presumption in favour of sustainable development' is at the heart of the planning system, and that:

"For decision-taking this means

c) approving development proposals that accord with the an up to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:

i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) 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."

4.3 The following chapters of the NPPF are considered to be relevant to the proposed development:

- Chapter 5 – Delivering a sufficient supply of homes.

- Chapter 11 – Making efficient use of land.
- Chapter 12 – Achieving well-designed places.
- Chapter 15 - Conserving and enhancing the natural environment.

Development Plan

4.4 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that:

"If regard is to be had to the development plan for the purpose of any determination under the Planning Acts, the determination must be made in accordance with the plan unless material considerations dictate otherwise."

4.5 Paragraph 48 of the NPPF advises that:

"Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- *The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight may be given);*
- *The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;*
- *The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."*

4.6 The development plan context is therefore considered to be provided by:

- Broxbourne Local Plan Second Review 2001-2011 (2005)
- Broxbourne Pre-submission Local Plan 2018-2033

Broxbourne Local Plan Second Review 2001-2011 (2005)

4.7 There are a number of policies within these documents which could be of relevance to the determination of this planning application, they are as follows:

- SUS1- Sustainable Development Principles.
- SUS2- Energy
- SUS3- Waste and Recycling
- SUS9- Requirement for a Noise Impact Study
- SUS12- Development on Contaminated Land
- SUS14- Water Supply Waste Water Treatment and Water Conservation
- SUS18 – Surface Water Drainage
- H1-Residential Land Supply
- H2- Maximising The Development Potential From Sites
- H6- Protecting The Amenity of Existing Residential Areas
- H8- Design Quality of Development
- H11 – Housing Densities in New Development on Unallocated Housing Sites
- H12- Housing Mix
- H13- Affordable Housing
- H14- Securing Provision Of Affordable Housing
- CLT2- Children’s Play Areas
- HD13- Design Principles
- HD14 – Design Statement on Local Character
- HD17 – Retention/Enhancement of Landscape Features

- HD18- Trees, Hedgerows and Woodlands
- HD22- Community Safety
- T3- Transport and New Development
- T4 – Green Travel Plans
- T5- Development Standards
- T6- Rural Roads
- T9- Pedestrian Needs
- T10-Cycling Provision
- T11- Car Parking

Broxbourne Pre-submission Local Plan 2018-2033

4.8 This Pre-submission Plan has been submitted to the Secretary of State for consideration, the Examination in Public is forecast for Autumn 2018. It is therefore deemed to carry significant weight.

4.9 There are a number of policies within this Plan which are considered to be relevant to the determination of this application, they are as follows:

- PM1 – Sustainable Place Making
- GO5 – North of Cuffley Hill
- INF8- Utilities Statement
- INF12- Educational Facilities
- PO1- Planning Obligations
- DSC1- General Design Principles
- DSC3- Design affecting the Public Realm
- DSC4 – Management and Maintenance
- DSC5- Sustainable Construction
- DSC6- Designing Out Crime
- H1-Affordable Housing
- H3- Housing Mix
- ORC1- New Open Space, Leisure, Sport or Recreational Facilities

- W2- Water Quality
- W3 – Water Efficiency
- W4- SuDs
- NEB1- General Strategy for Biodiversity
- NEB4- Landscaping and Biodiversity in New Developments
- NEB5 – Ancient Woodland, Protected Trees and Hedgerows
- ENV1- Residential and Environmental Quality
- HA9 - Archaeology
- EQ5- Contaminated Land
- TM1- Sustainable Transport
- TM2 – Transport and New Developments
- TM3- Access and Servicing
- TM4 – Electric Vehicle Charging Points
- TM5- Parking Guidelines

Supplementary Planning Guidance

4.10 There are some Supplementary Planning Documents relevant to this proposed development, these are as follows:

- Borough Wide Supplementary Planning Guidance
- Interim Policy for Residential Car Parking Standards

5.0 **PLANNING APPLICATION PROPOSALS**

5.1 This section of the report sets out the planning application proposals.

5.2 The planning application is made in full and follows the proposed allocation of the site within the emerging Local Plan.

5.3 Planning permission is being sought for:

- Erection of 58 Dwellings and associated infrastructure.

5.4 The application seeks permission for the erection of 58 dwellings based on the following housing mix:

2 no. Bedrooms	17
3 no. Bedrooms	14
4 no. Bedrooms	22
5 no. Bedrooms	5

5.5 The application is supported by extensive documentation as required by the validation requirements of the Local Planning Authority.

6.0 **CONFORMITY WITH PLANNING POLICY**

Principle of Development

6.1 The Site is currently situated within the Green Belt and is not allocated for development. As part of the emerging Local Plan, this site has been identified, along with the adjacent CG Edwards site adjacent, for release from the Green Belt and allocation for residential development.

6.2 The site is proposed to be allocated under policy GO5, which has received a limited number of objections under the Regulation 19 Pre-submission consultation. It is therefore considered that, pursuant to paragraph 48 of the NPPF 2018, this proposed allocation can be afforded significant weight.

6.3 On this basis, it is considered that the principle of the re-development of this site is acceptable in principle.

Housing Provision

6.4 The site will deliver 58 dwellings, assisting in delivering much needed housing in Broxbourne.

6.5 It is accepted that the policy GO5 sets the housing provision at 26 dwellings across the entire site. We have been working with the Council's planning policy team to seek agreement to a proposed main modification of the policy, allowing a greater number of dwellings to be constructed.

6.6 There is a concern that, as currently drafted, the policy fails to make the best use of land and given its release from the Green Belt, it is considered essential to maximise the efficiency of the site to prevent the need for

further encroachment into the Green Belt at a later date and further assist in delivering the Council's Objectively Assessed Housing Need and Five Year Land Supply.

6.7 The proposed scheme seeks to provide a mix of 2, 3, 4 and 5 bedrooms dwellings. We were advised to avoid 1 bed units, as there was limited demand for this scale of property within the area.

6.8 In accordance with policy, the affordable housing provision has been designed to be reflective of local need and proportionate to the overall mix provided on site.

Design and Layout

6.9 The NPPF stresses the importance of good design. Key to achieving this is ensuring that sustainable design is not divisible from good planning. Achieving good design and high-quality places goes beyond the visual appearance and architecture of individual buildings and looks at the connection between people and places and the integration of new development in to the natural, built and historic environment.

6.10 The Applicant prides themselves on delivering high quality homes and high-quality environments. The proposals for this site are no exception. The scheme seeks to offer key viewpoints, good quality soft landscaping, tree protection and open space.

6.11 The open space created facilitates the retention of the best quality protected trees, and the natural open space on site. It enables the existing verdant character of the site to be retained whilst built development is incorporated to compliment and integrate. The development will enhance the character of the area and successfully redevelop this brownfield site.

Affordable Housing

- 6.12 The site delivers policy compliant affordable housing at 40% which equates to 23 units.
- 6.13 The location of the affordable units can be seen on the accompanying drawing and comprise of flats, semi-detached and terrace houses, reflective of local need and proportionate to the overall mix of units provided on site.

Landscaping

- 6.14 Careful consideration has been given to the landscaping proposals as set out in the supporting Landscaping Scheme. The design of the layout has developed around the groups of existing trees in the northern part of the site which forms a central public open space and ensures the sites character and setting is retained.
- 6.15 The majority of existing trees within the site are to remain however some will be removed for both arboricultural reasons (those of poor quality/health) and to facilitate the development. A detailed Tree Survey and Arboricultural Impact Assessment are submitted in support of the application.
- 6.16 The landscaping scheme includes native tree planting to successfully mitigate that which will be lost and additional tree planting to soften the built environment and add interest. Grassed front garden areas and green verges are also proposed.

6.17 It is considered that the scheme is of a high quality, creating an attractive landscaped setting and therefore complies with both national and local planning policy.

Highways and Transport

6.18 The application is supported by a detailed Transport Statement and accompanying drawings.

6.19 The application site and proposed development will be accessed via the land between 92-94 Cuffley Hill, forming a simple priority junction. The proposed access will incorporate a 1.8m wide footway on either side which will connect to the existing footway. The existing access to the Fairmead Nursery part of the site will be removed.

6.20 The application site is considered to be within a sustainable location, with a range of services and facilities accessible by modes other than private car. The Transport Statement discusses this in detail.

6.21 Information pertaining to tracking is provided in support of the application and demonstrates that the layout provides for acceptable manoeuvring within the site.

6.22 Parking is provided in accordance with the Council's adopted standards.

6.23 The Transport Statement demonstrates that the development can be satisfactorily accommodated within the highway network, not giving rise to a material impact. The proposal accords with both national and local planning policy in respect of highway/transport matters.

Ecology

- 6.24 Ecology has been considered carefully across the site and the application is supported by a Ecology Walkover Survey Report.
- 6.25 The survey confirms that some trees have the potential to house bat roosts, which are clearly identified within the report and are proposed to be retained.
- 6.26 The survey identified a low population of slow worms with any debris piles requiring removal by hand due to potential for reptile refuge. A further reptile survey will be required prior to commencement of development.
- 6.27 The Applicant is keen to preserve as much of the existing ecology on site and will seek to preserve existing log piles etc within the tree belt, where possible.

Drainage

- 6.28 The drainage system proposed will be capable of managing runoff from all rainfall events up to and including the critical duration of a 1 in 100-year storm event plus 40% allowance for climate change. Residual surface water runoff will be wholly stored on-site before discharging to a nearby ditch in the north-west corner of the site by means of a series of SuDS features. Discharge of surface water will mimic existing conditions, with discharge rates limited to existing greenfield run-off rates.
- 6.29 A number of SuDS techniques have been included in the drainage strategy, including attenuation basins in the north west corner of the site, which utilise the topography of the land. Given the low risk of flooding on site, the attenuation basins will remain dry the majority of the time. The attenuation

basins/swales have been designed to serve a purpose yet be attractive in the landscape and promote wildlife such they are integral to the overall design.

- 6.30 The SuDS have been designed to achieve adequate surface water treatment in line with CIRIA C753 guidance.
- 6.31 The proposed foul sewer network within the development will drain by gravity to the existing foul sewer network to the south west of the site. Thames Water has confirmed capacity within the existing sewer network to serve the development.
- 6.32 On the basis of the above, together with the supporting documentation submitted with the application, the proposed development is considered to accord with both national and local planning policy.

Archaeology

- 6.33 The site has been subject to an Archaeological desk-based assessment, which is submitted in support of this application.
- 6.34 The site is not located within an Area of Archaeological Interest and the above-mentioned assessment concludes the site has low potential for roman remains and negligible potential of all other past periods of human activity. Furthermore, past post-depositional impacts, including agricultural and horticultural practices, are likely to have had a moderate, widespread below ground impact and the construction and clearance of the nursery structures can be considered likely to have had a significant, localised below ground impact.

6.35 In light of the above, no archaeological mitigation measures are considered necessary and the proposal is considered to fully accord with both national and local planning policy.

Impact on Residential Amenity

6.36 In considering residential amenity regard must be given to both future occupiers of the development and any adjacent existing properties.

6.37 The layout has carefully considered the existing residential properties adjoining the site such no unreasonable impact will be caused to residential amenity as a consequence of the development.

6.38 Internally the site is designed to ensure privacy whilst ensuring a secure environment. Each property is served with a private (or communal for the flats) amenity space for the enjoyment and benefit of future residents.

Refuse

6.39 In designing a scheme, it is important to ensure that key every day functions are adequately accommodated. Failure to do so results in retrospective application which fundamentally undermines the design ethos of a scheme.

6.40 In designing this proposal, we have ensured that adequate bin storage is provided for each individual property and that access is available for bins to be readily presented within the highway for collection.

- 6.41 Where a group of bins is to be accommodated, bin collection points have been identified. All collection areas are designed to ensure suitable pull distances.
- 6.42 The site has also been tracked to ensure that refuse vehicles can readily navigate this site without extensive reversing.
- 6.43 It is considered that the proposed refuse strategy is well thought out and presents a practical approach.

7.0 **SUMMARY AND CONCLUSIONS**

- 7.1 The proposal seeks to deliver 58 residential units on land at Cuffley Hill, formerly in use as a horticultural nursery and now redundant.
- 7.2 Part of the site is proposed to be released from the Green Belt. It is considered that the proposal of 58 units maximises the efficiency of the land and contributes to much needed housing within the District.
- 7.3 The proposal delivers high quality homes and a high-quality environment, ensuring the verdant character of the site is retained and the built environment compliments it. A good quality soft landscaping scheme is proposed together with tree protection and open space.
- 7.4 An assessment of local and national planning policies has demonstrated that the proposals are in accordance with the Development Plan, that there are no other material considerations (including the NPPF) which indicate that policies within the plan should be outweighed and that planning permission should not be given.
- 7.5 It is considered that this application is a positive step towards the prompt delivery of this housing site and we welcome the Local Planning Authority's support and respectfully request that planning permission is approved.