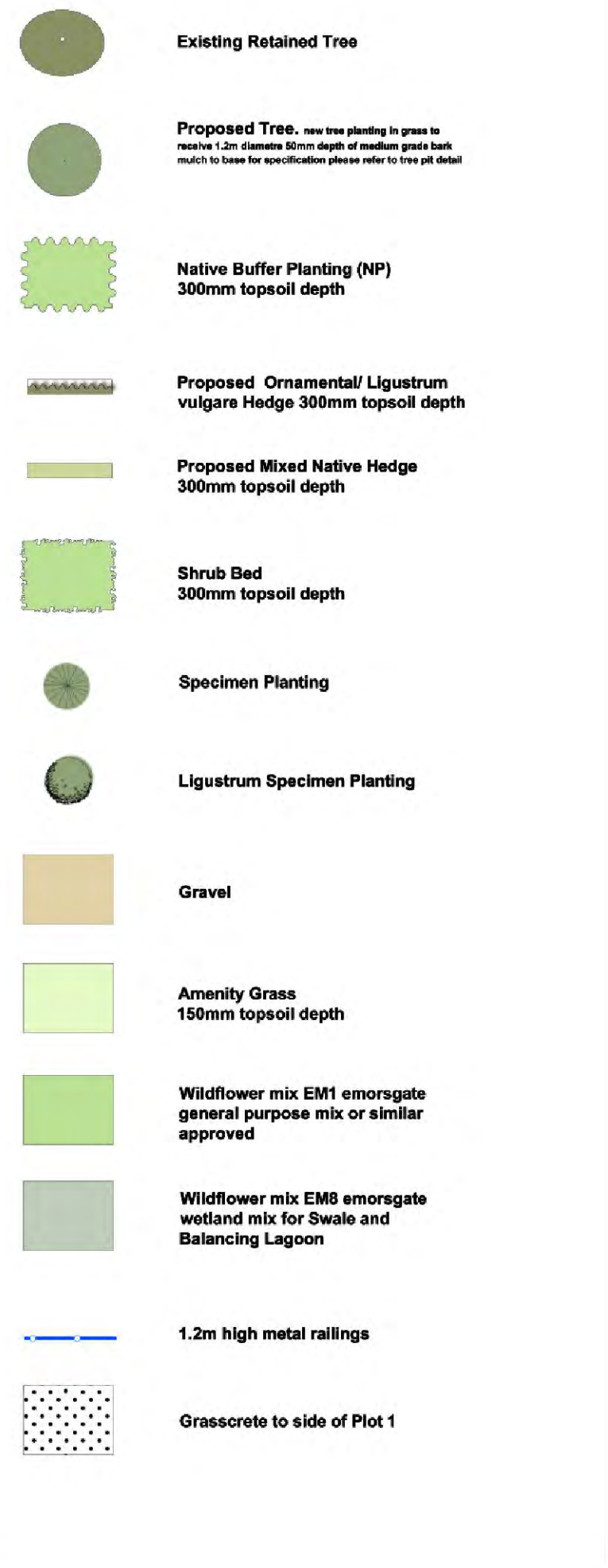




Soft Landscaping



SOFT LANDSCAPE PALETTE:

Ornamental Planting:
Planting generally to be 5L-10L specimens planted at average density of 4 plants per sq.m. 15L-25L specimen shrubs planted in groups of 1-3.

Residential Landscaping (typical examples of shrubs to be used - exact species to be confirmed in detail design stage with Local Authority):

- Abelia grandiflora
- Amelanchier lamarkii
- Aucuba japonica 'Variegata'
- Berberis species
- Brachyglottis 'Sunshine'
- Caryopteris 'Heavenly Blue'
- Ceanothus thyrsiflorus 'Repens'
- Cistus species
- Choisya species
- Cornus species
- Euonymus fortunei 'Emerald 'n Gold'
- Elaeagnus x ebbingei
- Hebe species
- Hypericum species
- Kerria japonica
- Lavandula 'Hidcote' & 'Munstead'
- Lonicera species
- Mahonia species
- Osmanthus species
- Phormium species
- Pittosporum species
- Potentilla 'Abbotswood'
- Rosmarinus species
- Sarcococca confusa
- Spiraea japonica species
- Viburnum species
- Weigela florida 'Variegata'

Typical Hedging (selected from the following):
Planting generally to be 5-10L shrubs or rootballed stock planted in single or double staggered rows at 350-500mm c/c. Exact species to be confirmed in detail design stage with Local Authority.

Ref:	Species:	Size
H1	Carpinus betulus	3-10L
H2	Ligustrum species	5-10L
H3	Elaeagnus x ebbingei	10L
H4	Griselinia littoralis	10L
H5	Prunus lusitanica	10L
H6	Photinia 'Red Robin' / 'Little Red Robin'	10L
NH	Native Hedge	BR / 3-5L

Typical Proposed Trees:
Trees selected from the following species :
(Girth range from 14-16cm to 25-30cm).

Ref:	Species	Girth	Clear Stem
T1	Tilia cordata 'Greenspire'	as above	>2.00m
T2	Betula pendula	as above	>2.00m
T3	Carpinus betulus 'Frans Fontaine'	as above	>2.00m
T4	Amelanchier arborea 'Robin Hill'	as above	>2.00m
T5	Pyrus calleryana 'Chanticleer'	as above	>2.00m
T6	Acer campestre 'Elaeik'	as above	>2.00m
T7	Betula utilis Jacquemontii (multi-stem)	as above	>2.00m
T8	Liquidambar styraciflua	as above	>2.00m
T9	Alnus cordata	as above	>2.00m

Native Boundary Mix:
Trees to be selected from the following species mix:
(Girth range from 12-14 to 18-20cm).

Ref:	Species	Girth	Clear Stem
NTM	Acer campestre	as above	>2.00m
NTM	Betula pendula	as above	>2.00m
NTM	Corylus avellana	as above	feathered
NTM	Crataegus monogyna	as above	>2.00m
NTM	Malus sylvestris	as above	>2.00m
NTM	Prunus padus / avium	as above	>2.00m
NTM	Pyrus communis	as above	>2.00m
NTM	Sorbus aucuparia	as above	>2.00m

Native Planting (where feasible):
Planting to be 100-125cm, 1+2, bare root stock (3-10L if out of season) planted at an average density of 1.00-1.50m c/c, protected with staked shrub guard or rabbit guard. Native hedge planting generally to be planted in double staggered at 400mm c/c, with rows 400mm apart, protected with staked shrub guard. Shrubs in groups of 5-15 no. of each species.

- Cornus sanguinea (Native Dogwood)
- Corylus avellana (Common Hazel)
- Crataegus monogyna (Common Hawthorn)
- Euonymus europaeus (Spindle Bush)
- Lonicera periclymenum (Honeysuckle)
- Rosa canina (Dog Rose)
- Sambucus nigra (Common Elder)
- Viburnum opulus (Guellder Rose)

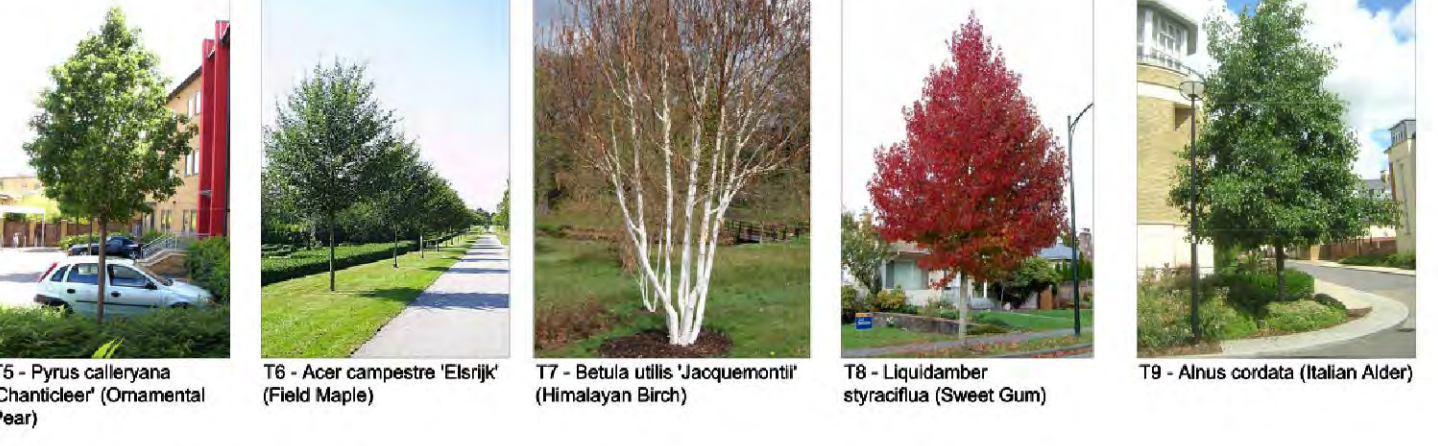
Attenuation Basin:



Typical Tree Planting:



Typical Shrub Planting:



Typical Hedge Planting:



Native Hedge:



PL6	09.09.19	TH	Trees removed from site of plot 23, front of plot 2, 8, and 38 to accommodate engineering layout		
PL5	05.09.11	TH	New Engineering Layout Added		
PL4	29.01.18	MJR	Updated to current Site Layout		
PL3	08.01.18	MJR	Minor Planting Amendments to Southern Boundary		
PL2	14.12.18	MJR	Updated to current Site Layout		
PL1	07.11.18	MJR	Planning Issue		

date	Dec 2018	project:	Goffs Lane Goffs Oak Hertfordshire
scale:	A1 1:500	drawing:	Landscape Strategy Layout
drawn by:	MJR	checked:	MJR
checked:	MJR	PL	drawing no:
Information	PL	Planning	L_PL_001
Transfer	PL	Construction	sheet no:
Provisionary	PL	Provisionary	PL6

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g:\landscape2_new homes & communities - central\goffs lane, goffs oak\cad drawings\planning\L_PL_001 [p6] landscape strategy layout.dwg

PLANNING AND REGULATORY COMMITTEE

20th May 2020

PLANNING APPLICATIONS FOR DETERMINATION

Item 1: 07/19/0835/F

Location: Land To South of Goff's Lane, Goff's Oak, Hertfordshire EN7 5HJ

Description: Demolition of existing buildings and erection of 51 dwellings alongside public open space, landscaping, parking, new access, pumping station and other associated infrastructure (Resubmission 07/19/0132/F)

Applicants: Countryside Properties c/o Agent

Agent: Strutt and Parker

Date Received: 30/09/2019 **Expiry Date:** 30/12/2019

Officer Contact: Terence Garner **Date of Committee:** 20/05/2020

Ward Councillors: Cllr Mills-Bishop, Cllr Moule and Cllr Pearce

RECOMMENDED that planning permission be granted subject to;

- (a) the application first being submitted to the Secretary of State as green belt development under the Town and Country Planning (consultation) (england) Direction 2009;**
- (b) the applicant completing a planning obligation under s.106 of the Town and Country Planning Act 1990 (as amended) for the terms set out in this report; and**
- (c) subject to the conditions set out at the end of this report.**

1.0 CONSULTATIONS

- 1.1 Hertfordshire County Council Highways – support the application, subject to conditions and contributions towards highway improvements.
- 1.2 Lead Local Flood Authority – No objection subject to conditions.
- 1.3 HCC Minerals and Waste - A site waste management plan should be submitted by condition.
- 1.4 Thames Water – No objection subject to confirmation of surface water network upgrade.

- 1.5 CPRE Hertfordshire – Objection - application premature to adoption of emerging plan.
- 1.6 Hertfordshire Constabulary – Objection on account of inadequate natural surveillance and security measures.
- 1.7 HCC Education – No objection but seek contributions
- 1.8 BBC Environmental Health – land contamination issues need conditions
- 1.9 Trees - no objection to application subject to replanting
- 1.10 Herts & Middlesex Wildlife Trust - Support the application following the submission of additional information in the form of a Biodiversity Impact Assessment Calculator which is consistent with the policies in the draft Local Plan, BS 42020 and NPPF. This is however, subject to a number of conditions pertaining to bird and bat box provision, a landscape and ecological management plan (LEMP), a lighting condition, a bat and bird box condition and a bat licence pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017.
- 1.11 HCC Growth and Infrastructure – seek contributions to education, the youth and library services and affordable housing.

2.0 PUBLICITY

- 2.1 The Council wrote to 83 neighbouring residents and posted two site notices.

3.0 REPRESENTATIONS

- 3.1 Three letters of objection have been received and seven letters of comment following public consultation. The representations are summarised below.
 - This proposed development would be good use of this industrial site, but it seems to be increasing in size. It exceeds what the Council originally indicated in their proposed Local Plan. This is a problem as the other two proposed developments across the road will mean there will be three 'T' junctions within 100 metres.
 - This is a semi rural village and needs some protection. With the proposed three developments it will cause an increase in traffic by about 10%, never mind the two other proposed sites in Masons Parade and CG Edwards.
 - This development will spoil the view from my house.
 - The plans show blocks of flats. How high are these to be as this would have impact on the area?
 - Pressure on local utilities and services such as doctors, dentist etc.

4.0 RELEVANT LOCAL PLAN POLICIES

- 4.1 The following policies of the Borough of Broxbourne Local Plan Second Review 2001-2011 (adopted December 2005) apply:

GBC2	Development within the Metropolitan Green Belt
SUS6	Air Quality

SUS10	Noise Sensitive Development
SUS11	Light Pollution
SUS12	Development on Contaminated Land
SUS17	Flood Prevention
SUS18	Surface Water Drainage
H2	Maximising the Development Potential of Sites
H8	Design Quality of Development
H11	Housing Densities in New Development on Unallocated Sites
H12	Housing mix
H13	Affordable Housing
HD13	Design Principles
HD14	Design Statement on Local Character
HD16	Prevention of Town Cramming
HD18	Trees, Hedgerows and Woodlands
HD22	Community Safety
RTC1	Hierarchy of Town and Local Centres
T3	Transport & New Development
T10	Cycling Provision
T11	Car Parking
IMP2	Community & Infrastructure needs linked to new development

4.2 The draft Local Plan 2018-2033 was submitted to the Secretary of State for independent examination on 16 March 2018 and the Inspector has since confirmed that the Plan is sound. The following draft policies are a material consideration in assessing this application and should be afforded significant weight:

PM1	Sustainable Place Making
GO3	South of Goff's Lane
INF1	Infrastructure
INF7	Bus Transport
INF8	Local Cycling and Walking Infrastructure Plan
INF9	Utilities Statement
INF13	Healthcare
PO1	Planning Obligations
IMP1	Delivery of Development
DSC1	General Design Principles
DSC3	Design Affecting the Public Realm
DSC4	Management and Maintenance
DCS5	Sustainable Construction
DSC6	Designing Out Crime
DSC7	Comprehensive Urban Development
H1	Affordable Housing
ED3	Loss of Employment Uses – Rest of the Borough
ORC1	New Open Space, Leisure, Sport and Recreational Facilities
W1	Improving the Quality of the Environment
W4	SuDS
W5	Flood Risk
NEB1	General Strategy for Biodiversity
NEB2	Wildlife Sites
NEB3	Green Infrastructure
NEB4	Landscaping and Biodiversity in New Developments
ENV1	Residential and Environmental Quality

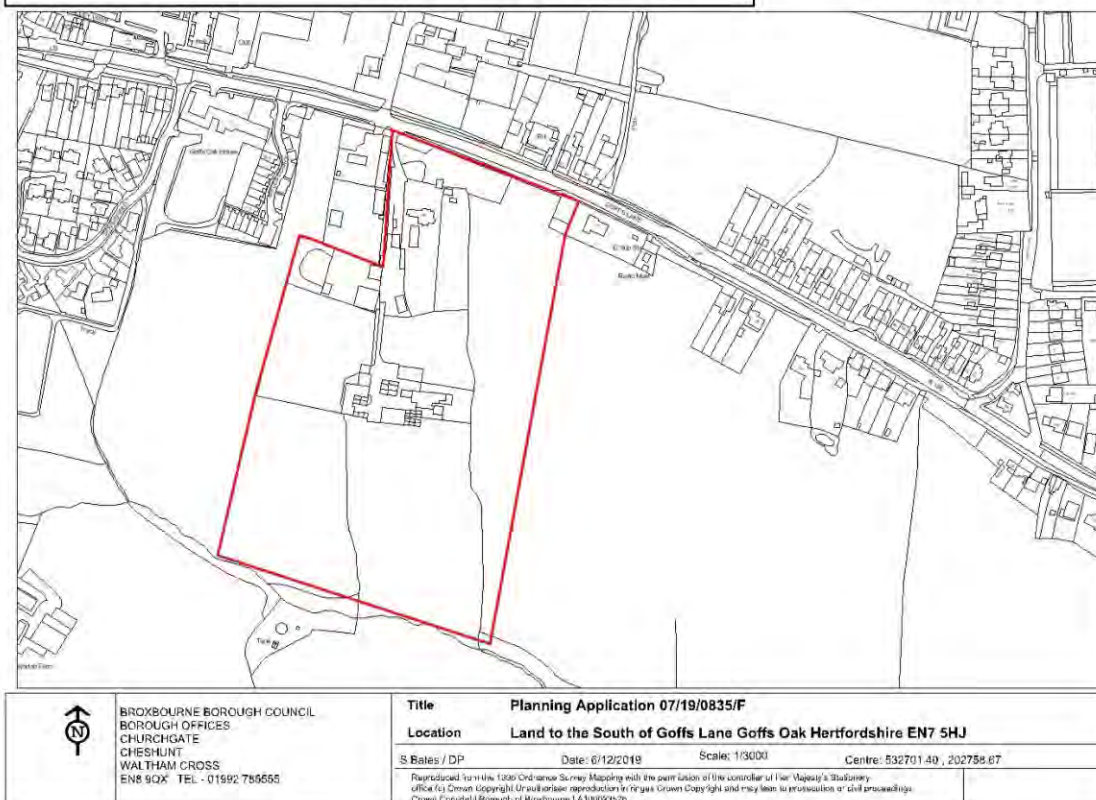
- EQ2 Air Quality
- EQ4 Noise
- EG5 Contaminated Land
- TM1 Sustainable Transport
- TM2 Transport and New Developments
- TM3 Access and Servicing
- TM5 Parking Guidelines

- 4.3 The Borough-wide Supplementary Planning Guidance (SPG) (August 2004, updated 2013) is relevant to this application as it provides design guidance for all forms of development.
- 4.4 The National Planning Policy Framework (NPPF) 2018 should also be considered as it sets out the Government's planning policies for England and how these are expected to be applied.
- 4.5 The Interim Policy for Residential Car Parking Standards (February 2011) is a relevant consideration.
- 4.6 The Technical Housing Standards – nationally described space standards (March 2015) are also relevant.

5.0 LOCATION AND DESCRIPTION OF SITE

- 5.1 The application site includes for an area of 2.42 hectares, which is located to the south of Goff's Lane, west of Myles Court and opposite the former Gap Valley Nurseries; the site currently lies within the adopted Green Belt, see Figure 1.

Fig 1: Plan of Application Site Boundary (edged red)



- 5.2 The site comprises several separate plots of land containing a number of separate uses and activities, including redundant commercial buildings, storage areas, a residential dwelling and curtilage, an area of undeveloped land and a limited number of commercial uses such as AJ Tyres.
- 5.3 Access into the site at present is located to the north-west corner of the site, the new access point is to be further to the east and more central to the site frontage onto Goff's Lane (B156).
- 5.4 Goff's Lane has direct links to Cheshunt, the A10 and M25. Cuffley railway station is approximately 1.9km to the west and Waltham Cross railway station which is over 4km to the south-east of the site, both provide access to Hertford, Stevenage and London Liverpool Street Stations. Waltham Cross station also provides access to Bishops Stortford and onward connections to Stanstead Airport.
- 5.5 The site itself has a gentle slope from Goff's Lane in the north to Theobalds Brook in the south and includes a number of protected trees along its eastern and northern boundaries with a group of trees, located within the centre of the site, as illustrated on the below copy of the order referenced Order No: 1 - LT6-289; Figure 3.
- 5.6 The preserved trees (G1) in the centre of the site, shown on Figure 2, and Fig 3, below, appear to be in good condition at present, and show no signs of any die back or fungal infections.

Fig 2: Trees subject to TPO No: 1 - LT6-289

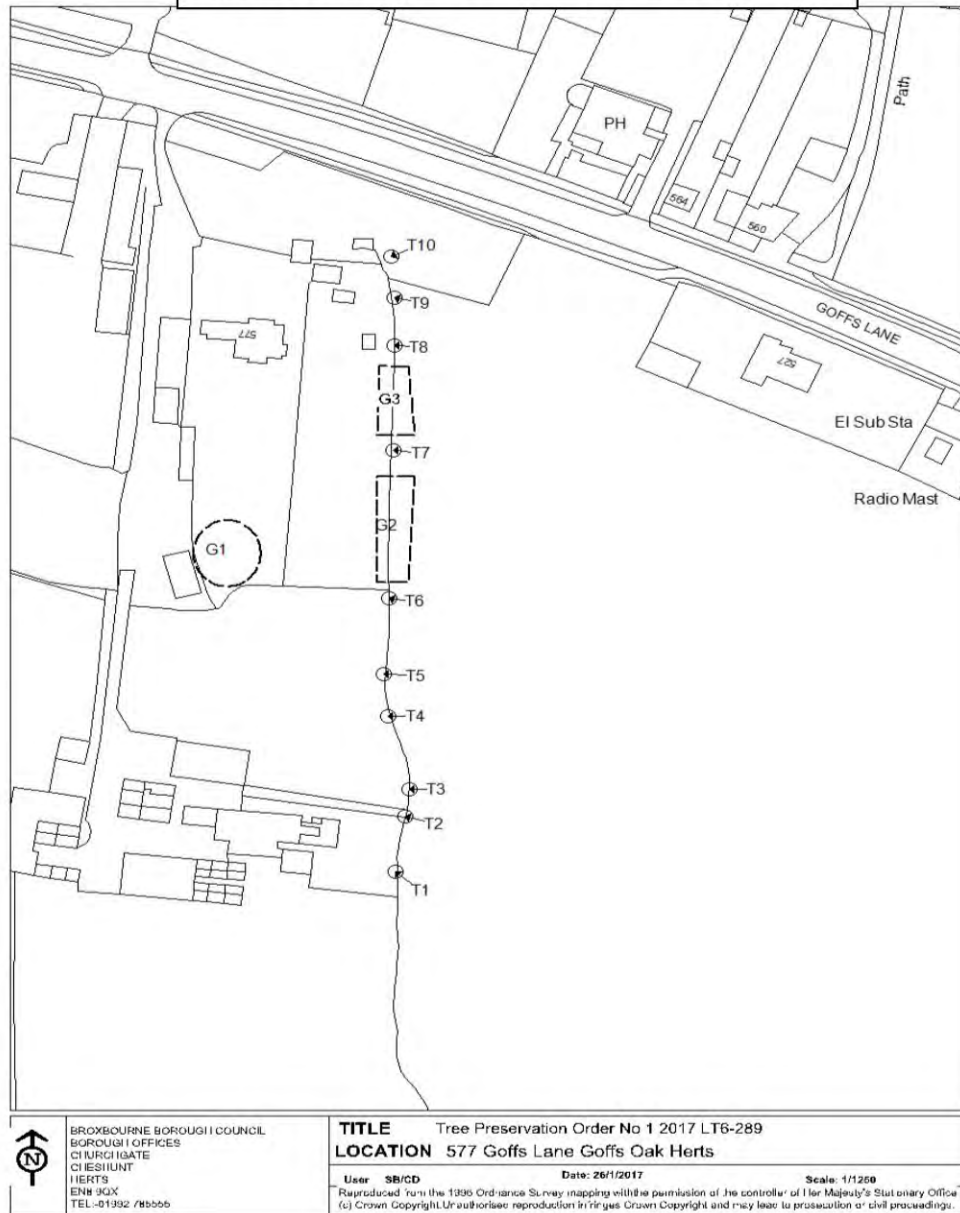
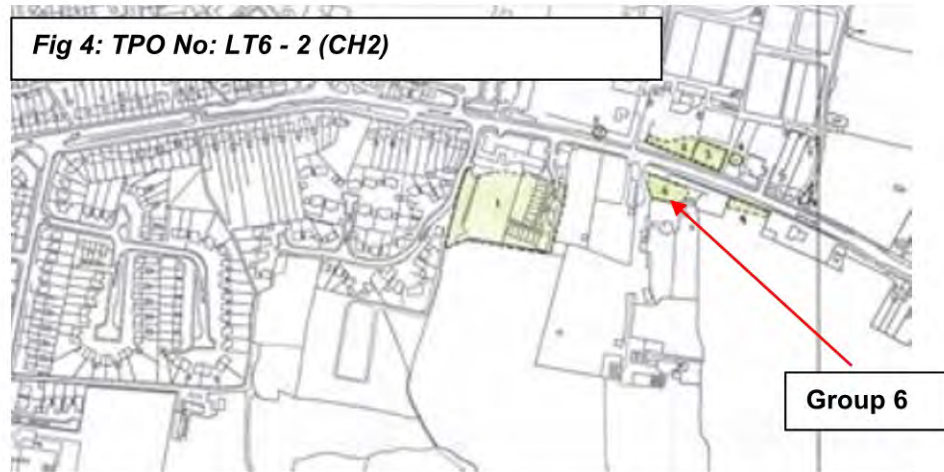


Fig 3: Trees subject to TPO No: 1 - LT6-289 – G1



- 5.7 The second tree preservation, order Fig 4, is located to the northern end of the site fronting Goff's Lane and is referenced: LT6 - 2 (CH2), this preservation order is of long standing designation and there have been trees lost over time. The order is therefore considered to be somewhat out dated, albeit that the scheme of development does show that the remaining trees within group 6 are to be removed.



- 5.8 The trees within Group 6 are shown below which mainly comprise of Cypress trees and mature hedgerow.



Fig 5: Trees within TPO No: LT6 - 2 (CH2), to be removed for new access road

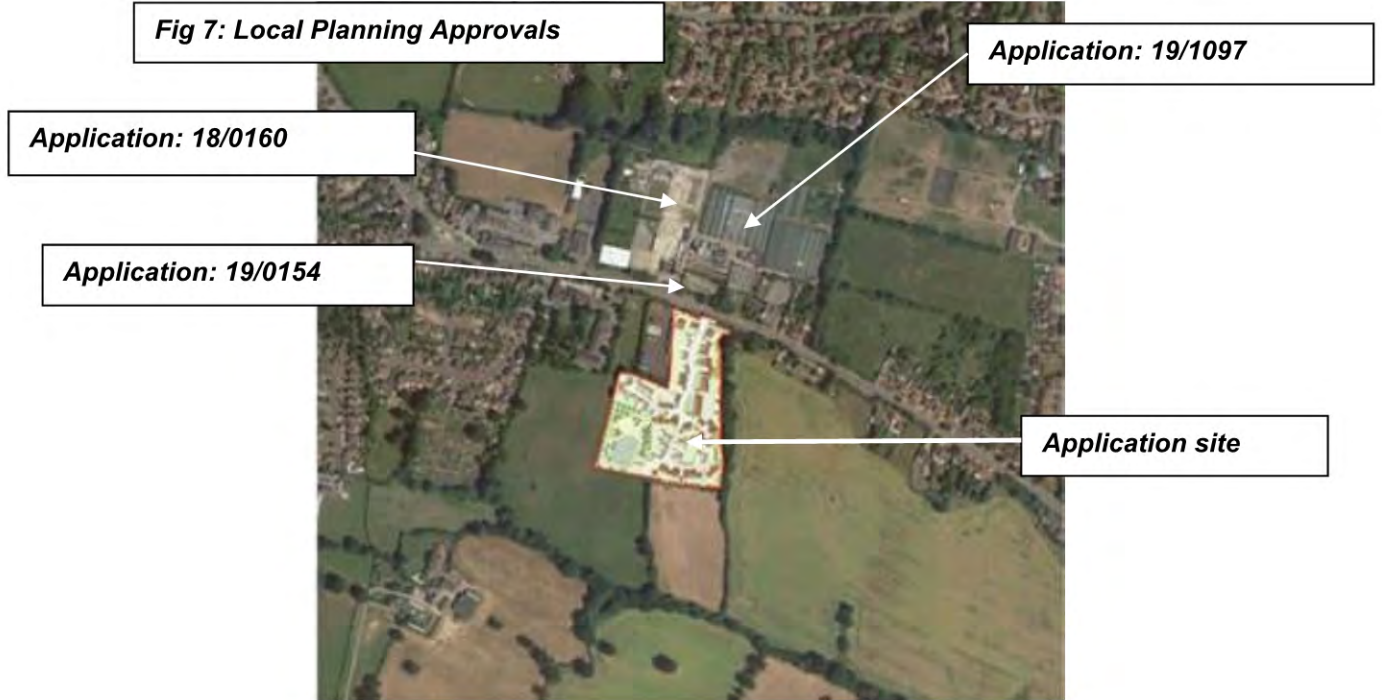
- 5.9 The aerial image below, Fig 6, shows the various groups of trees in and around the site, including the Group 6 on Goff's Lanes.

Fig 6: Aerial image of Trees shown in and around the site



- 5.10 The site lies within the Metropolitan Green Belt. Whilst there are no other significant designations or constraints pertaining to the application site, there are designations to the east (Archaeological Interest) and an area to the south west (Local Wildlife Site). The site is not within a conservation area.
- 5.11 The area immediately north of the site is characterised by an area of former glass houses, nurseries and storage buildings/hardstanding areas. Goff's Lane has a mixture of residential, commercial and retail developments along both sides of the road, with a predominance of two storey residential properties.
- 5.12 Goff's Oak is considered to be a sustainable location for development being close to public transport and a range of services and facilities.
- 5.13 Currently there are planning approvals for residential development directly opposite the application site, see Fig 7, which are referenced 07/19/0154/F - Erection of 21no. sheltered apartments (15no. 2 bed and 6no. 1 bed) with amenity space and car parking (17 spaces), electric car points, provision of a shuttle bus service, refuse and recycling, landscaping and cycle storage (Site C). In addition application 07/18/1097/O - outline application for demolition of all existing buildings and erection of 81 new homes (Sites A & B) with access off Goff's Lane and 07/19/0160 - Outline planning for assisted living residential village comprising of 105 apartments (C3) and 78 bed care home (C2) across 3 blocks of 2.5/3 storey builds including landscaping, amenity space with incorporated seating, car parking, cycle store, mobility buggy store, electric car charging points and allotments and including ground floor level mixed use retail, restaurant/café (A1/A3). These sites are shown on Fig plan 7, below:

Fig 7: Local Planning Approvals



6.0 PROPOSED DEVELOPMENT

6.1 This application seeks full planning permission for the demolition of a large dwelling and redevelopment of all other buildings on the site to provide:

- 51 dwellings,
- Public open space,
- landscaping,
- parking,
- a new access road,
- a pumping station, attenuating basin and other associated infrastructure.

6.2 All of the plans and drawings submitted with this report are included within an appendix at the end of the agenda.

Fig 8: Proposed Site Layout



6.3 The layout involves closure of the existing access road and the formation of a new access road into the site some 40 metres to the east. This access will also involve a new right-hand turn lane. The new road will be 5.5m wide with a 6m radii to both sides at its junction with Goff's Lane and will include sight lines of 2.4m x 52.3m to the west and 2.4m x 59m to the east.

6.4 The access road will also have 2m footways to both sides and dropped kerbs along its length. The proposed layout seeks to create a regulated pattern of development, including for mainly detached dwellings along the eastern and southern boundary, with semi-detached and terraced dwellings along the western boundary of the site.

- 6.5 The appearance of each dwelling will reflect the general character for the area utilising similar materials of construction, including brickwork, timber boarding, pitched, slate and tiled roofs, some rendering and traditional fenestration. The buildings themselves are to be generally two storey, see Fig 9.

Fig 9: Typical sketch designs for the proposed dwellings



- 6.6 Included in the application is a new 0.75 hectares of open space with extensive landscaping. As part of the SuDS strategy, a water attenuation basin is to be located within the open space to the south-west of the site taking advantage of the sloping site.
- 6.7 The eastern boundary to the site is to retain the existing TPO trees providing a solid break to the site from the green belt area further east, there is also to be extensive planting around the attenuation basin and the open space area which will provide a break to the south west.
- 6.8 It is intended to remove a group of trees located within the centre of the site, which are part of preservation order LT-6 – 289 and a number of trees within group 6 of TPO LT6 - 2.

6.9 The application is accompanied by a number of supporting documents as follows:

- Design and Access Statement
- Ecology Survey 2019
- Transport Statement
- Travel Plan
- Archaeological desk based assessment Jan 2019
- Tree survey
- Arboricultural Impact Assessment
- Bat survey
- Biodiversity impact assessment calculator
- Building for life 12
- GCN eDNA Survey 2019
- Landscape and Visual Impact Assessment 2019
- Landscape Management Plan
- Phase 1 Geo-environmental Desk Study
- Phase 1 Habitat Survey
- Planning Statement
- Plans and Perspectives
- Existing and Proposed Layout Plans
- Reptile Survey
- Accommodation Schedule
- Site Location Plan
- Sustainability Statement
- Site investigation Report
- Drainage Strategy
- Flood Risk Assessment 2019

7.0 RELEVANT PLANNING HISTORY

7.1 The site has an extensive planning history however the most recent and relevant application pertaining to the site is:

- 07/19/0132/f – Demolition of existing buildings and the erection of 53 dwellings alongside public open space, landscaping, parking, access and pumping station and other associated infrastructure – application withdrawn on 3 April 2019

8.0 APPRAISAL

8.1 The main issues to consider in the assessment of this proposal are as follows:

- Principle of Residential Development
 - The Green Belt designation;
 - Very Special Circumstances;
 - Development Plan Policy – Existing and Emerging;
 - Loss of Agricultural Land;
 - Sustainable Development

- Current Scheme of Development
 - Design, Layout, Density and Appearance;
 - Design and Appearance
 - Layout
 - Density
 - Impact on Amenity of Neighbouring Properties;
 - Highways and Parking;
 - Pedestrian Crossing;
 - Biodiversity and Ecology;
 - Flood Risk and Drainage;
 - Trees and Landscape;
 - Refuse and Recycling;
 - Affordable Homes provision;
 - Education contribution;
 - Assessment of 'Very Special Circumstances'

8.2 The applicant has also produced a set of 'very special circumstances' (VSC's) which is suggested justifies this development proposal, and these are:

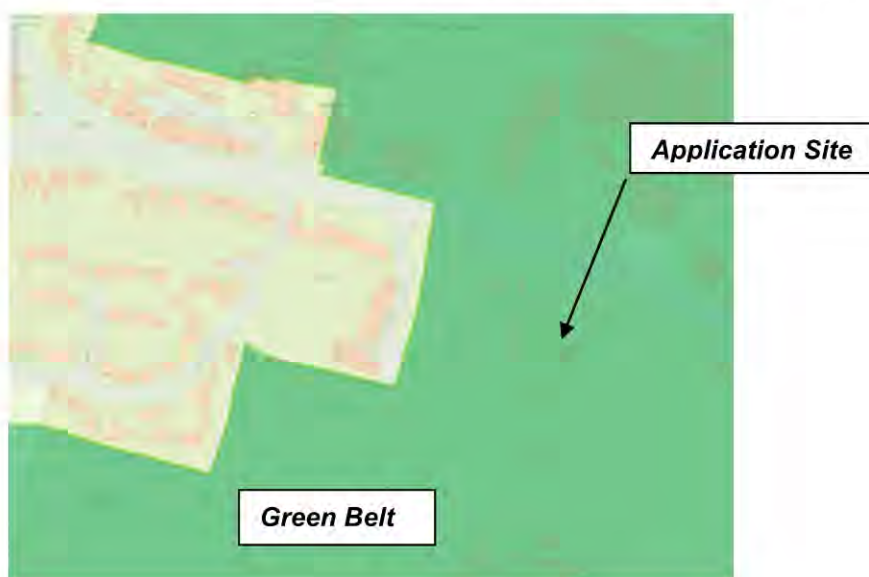
- The council's housing policies are out of date having regard to the NPPF
- The Council does not have a five year land supply
- The NPPF has housing delivery of both market and affordable dwellings at the top of its agenda,
- The council's evidence base has identified the site is suitable for Green Belt release; and
- Notwithstanding the above, the council has a draft allocation for housing on this site, under Policy GO3, which is consistent with the Council's own decision making and is a material consideration that should be given 'considerable weight' and represents a very special circumstance in its own right.

Principle of Residential Development

Green Belt Designation

- 8.3 As can be seen from figure 10, the application site is currently (as defined by the adopted Local Plan) located within the Green Belt. Policy GBC2 of the adopted Plan is generally consistent with the NPPF and the policy sets out the circumstances where development may be permissible within the Green Belt. This would not however, include the development within this application, which is inappropriate in the Green Belt by definition, in both adopted local and national planning policies.
- 8.4 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. The National Planning Policy Framework (NPPF) identifies the construction of new buildings within the Green Belt as inappropriate development, unless they benefit from one of the exemptions set out in Paragraphs 145 and 146 of the NPPF.

Fig 10 – Green Belt Extract from Broxbourne adopted Local Plan 2001 - 2011



- 8.5 Notwithstanding its green belt allocation, the historic use of the site has been a mix of residential, commercial and agricultural uses; as such a portion of the site is considered to be previously developed land. The uses within the site have however reduced over recent years, leaving a number of vacant commercial buildings and hard surfaced areas of land. Whilst there are areas of undeveloped land included within the application boundary, a large part of the site has been previously developed. However the proposal considerably exceed the extent of just the previously developed land. As a whole, the development is inappropriate within the Green Belt and national planning policy states:

"inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances".

8.6 Paragraph 144 of the NPPF states that:

"Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. "

8.7 This application should only be approved if there are 'very special circumstances' which sufficiently weigh in favour of the application so as to outweigh any harm to the green belt.

8.8 Having reviewed the adopted development plan policy, it is also necessary to balance this with the emerging Local Plan for Broxbourne, which is at an advanced stage. In particular, Policy GO3 allocates this site for development of up to 53 dwellings.

8.9 If consideration is given to policy GO3, it is clear that there is a level of support for the development of the site through the emerging development plan and as such great weight can be attached to this and the future status of the site as part of the consideration for 'very special circumstances'.

Very Special Circumstances

8.10 There is no definition to the meaning of 'very special circumstances' but case law has held that the words "very special" are not simply the converse of "commonplace". The word "special" in the guidance implies a qualitative judgement as to the weight to be given to the particular factor for planning purposes. Paragraph 144 of the NPPF states that: '*substantial weight is given to any harm to the Green Belt*'

8.11 Therefore, an applicant is required to demonstrate whether there are any circumstances that are truly very special.

8.12 To this end, the applicant has submitted a Planning Statement (ref para: 8.2 above) which identifies the matters considered by the applicant to constitute 'very special circumstances' which weigh in favour of the proposed scheme. Whilst these are noted, the overwhelming matter in favour of this application is its Development Plan status.

8.13 Within the current adopted Local Plan for Broxbourne, the application site is identified as being on unallocated land within the Metropolitan Green Belt (see figure 10 above); therefore, any development on this site is contrary to the development plan for the Borough.

8.14 In terms of the identification of this land for alternative use, the new Local Plan identifies the site for residential purposes having regard to its current mixed use status and has subsequently included for a 'Policy GO3 – : Land To The South of Goff's Lane, Goff's Oak, Hertfordshire, see Fig 11.

8.15 Whilst the initial draft policy suggested 30 dwellings as the optimum number of dwellings for the site, subsequent discussions have resulted in a change to the site boundary and an increase in the suggested number of units up to a maximum of 53 units. Fig: 11, illustrates the revised local plan boundary for the site which does correspond to the application boundary.

Fig: 11 –Site pertaining to emerging local plan policy GO3



Figure 12: Application boundary



8.16 Whilst the adopted plan does not allocate this site for development the new Local Plan does support its development. As such, it is considered that ‘*significant weight*’ can be applied to the emerging policy aspect of ‘*very special circumstances*’. Additionally, these homes would help the Council meet overall housing targets and provide much needed housing for the local community. It is therefore considered that very special circumstances exist to support the principle of development.

Design, Layout, Landscaping and Density.

Design and Layout

- 8.17 Local Plan policies H8, HD13, HD14 and HD16, together with the SPG seek to ensure that new development proposals respond appropriately to the established character of the area through high quality design, appropriate densities and accessibility
- 8.18 The overall design for the proposed development responds to the above policy criteria reflecting the height and scale of surrounding properties, which are generally two storey semi and detached properties, albeit that there are a limited number of small terraces within the scheme.
- 8.19 All the properties will have pitched roofs, which are to be tiled or in slate. The roofs will be of varying designs, incorporating hip and gable walls. This mixture in roof design will add variety and irregularity to the street frontage creating interest and diversity within the scheme of development.
- 8.20 In addition to the above, the construction of the proposed dwellings will include for brick walling of a similar colour and texture to adjoining properties; with an added feature of tile hung panels at first floor level on a number of the proposed buildings.
- 8.21 The designs for the buildings will also incorporate dormer roof windows or rooflights and various forms of fenestration, introducing breaks in the elevations by changes in the size and style of windows and location of doors, as shown below.



Fig: 20 - Design of properties varies including for dormer windows and chimney stacks

- 8.22 The external layout and amenity spaces for the dwellings are compliant with SPG. In addition future residents will have access to the open space area established by the formation of the attenuation basin to the south of the site, which is included as part of this application.
- 8.23 The overall internal floor space for each of the 51 residential units is also compliant with Internal Criteria for Dwellings and garage sizes outlined with the Council's SPG. The internal layouts will also provide a minimum of 5% of all units to be Part M4(2) compliant, being adaptable units for disabled.

Landscaping

- 8.24 The landscaping scheme for the site (see Fig: 21) provides good screening to the entrance into the site, whilst maintaining sight lines for vehicular movement. The retention of the preserved trees to the eastern boundary provides extensive screening to this boundary and good separation to the adjoining green belt area.



Fig: 22 - Proposed entrance into the site from Goff's Lane, illustrating well landscaped entrance and landscaped access road through into the site

- 8.25 As can be seen from Fig: 22, the site entrance and the access road does have a well landscaped appearance, which adds interest and assists in breaking up any regularity in the site layout.
- 8.26 Fig: 23 below, is an aerial view showing the layout of the site and the suggested level of tree cover and landscaping for the site, including the attenuation basin.



- 8.27 Whilst the landscaping scheme provided does achieve a good level of tree and shrub cover, due to the loss of a number of preserved trees, a condition has been applied to seek fuller details, including details of replacement trees.

Density

- 8.28 The application site has an area of 2.42ha, the development proposed at 51 dwellings will give the overall density to be approximately 22 dwellings per hectare, the emerging policy for the site GO3, suggests a development of up to 53 dwellings on the site, consequently the density for the site is considered by officers to be acceptable and within policy.

Housing Tenure and Affordable housing

- 8.29 The proposed tenure mix for the site is 31 market housing units and 20 affordable housing units, giving a total of 51 dwellings, providing 40% affordable housing provision. The table below provides a breakdown of the accommodation and tenure.

- 8.30 The provision of 20 units out of the 51 total units amounts to 40% which is in accord with policy H2: Affordable Housing. However, the policy also requires the percentages to be broken down into 65% affordable housing for rent and 35% affordable housing for sale unless identified requirements or market conditions indicate otherwise, whilst there is an agreed 40% split for affordable housing provision, the further split of tenure, 65/35% will form part of the Section 106.

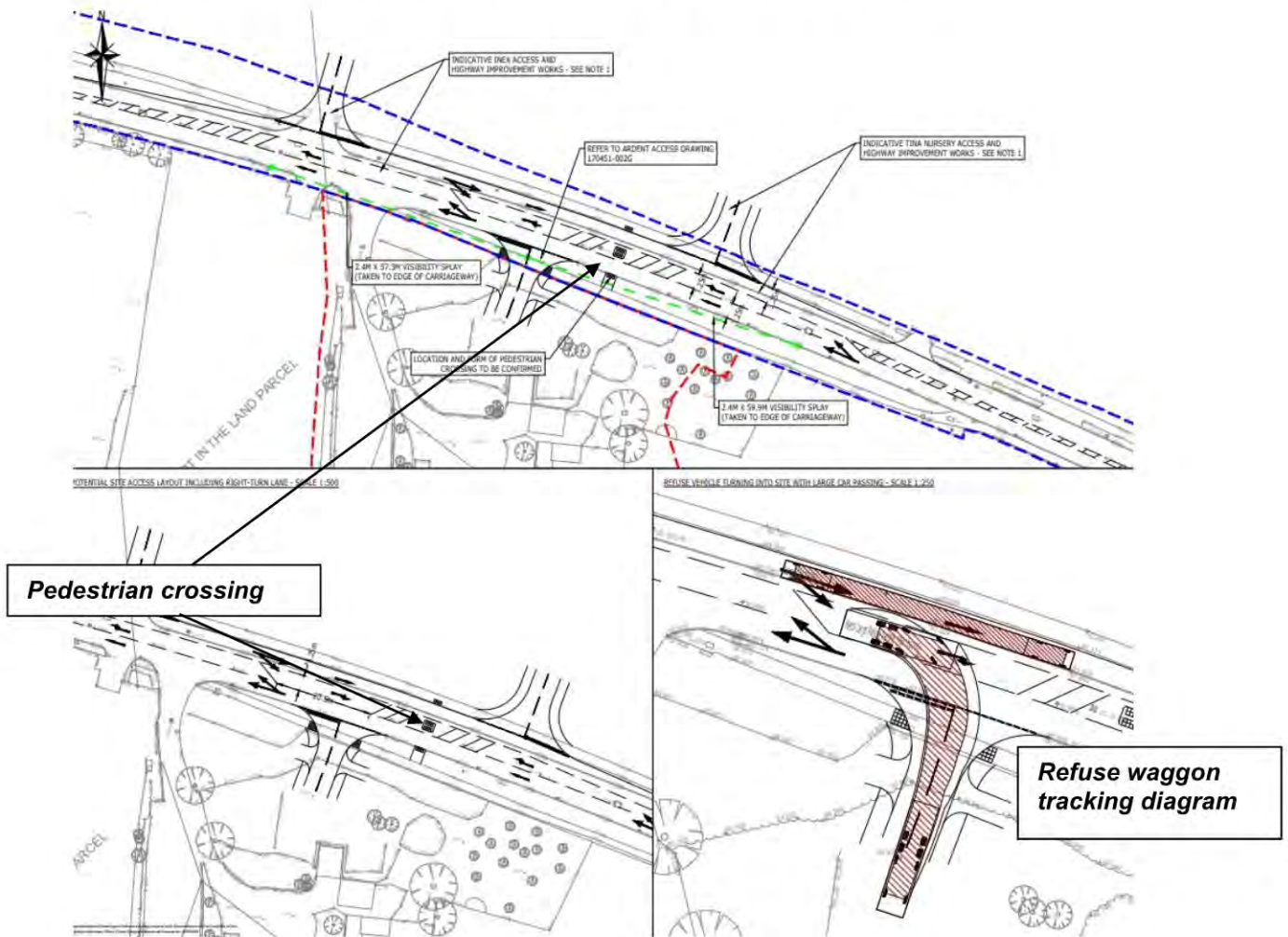
Impact on the Amenity of Neighbouring Properties

- 8.31 The layout in its arrangement and positioning of the dwelling units is acceptable as there are no significant issues with regard to distances between directly overlooking habitable room windows (25metres) or habitable room windows looking onto a blank wall (18meters) within the overall layout.
- 8.32 In regard to the impact on adjoining properties outside of the site, the nearest properties are to the west, which are generally commercial buildings, the next nearest residential properties are those on Myles Court, but these are quite some distance away and not directly overlooked. There will not therefore be any significant impact on surrounding properties.

Highways and Parking - Access Road

- 8.33 The existing access road into the site is to be closed and a new access road formed some 40 metres to the east which will give direct access to Goff's Lane which is some 7.5m wide at the proposed entrance point into the site. The revised access is shown on Fig 14.
- 8.34 Goff's Lane has a speed restriction of 30mph along the section of road fronting the application site, the principle junction arrangement with Goff's Lane includes for a 6m radius to either side of the 5.5m wide carriageway with 2m wide footways and dropped kerbs either side of the access road.

Figure 14 – New access road and junction arrangement onto Goff's Lane



- 8.35 This junction arrangement will allow for two-way vehicle movements in and out of the junction at the same time; with the exception of the refuse waggon. The junction arrangement incorporates sight lines of 2.4m x 57.3m west bound and 2.4m x 59m east bound along Goff's Lane and following further revisions incorporates a central reservation for vehicles turning right. There is also a need to provide a pedestrian crossing, at this point as shown above.
- 8.36 The scheme is well considered, having a single point of access for the majority of the site including, Plots 1-13, and Plots 41 – 51, with separate private access drives to the remaining plots. The applicant has discussed the details for the access point and the access road itself with HCC Highways and whilst the access point will be to HCC adoptable standards, it is has been agreed with HCC not to provide HCC standards for the internal site access road.

Car Parking

- 8.37 There are 131 car parking spaces provided, including 15 single garages and 11 double garages, the minimum size for these will be 6m x 3m, see Fig 16. The parking provision achieves the policy requirement of 2 spaces per two bedroom properties, 2.5 spaces for 3 bedroom property and 3 spaces for 4+ bedroom properties. Visitor parking is provided within the development as on-street parking within defined parking bays.
- 8.38 Policy TM4 relates to car charging points in new developments, as part of the parking provision there will need to be 100% active car charging points to be provided including for communal parking, the current scheme of development does not identify any car charging points, consequently this is to be conditioned.

Cycle Spaces

- 8.39 51 Cycle spaces are to be provided, one for each dwelling. This is compliant with the council's SPG, which requires the provision of 1 cycle space per dwelling.

Figure 16 – Parking strategy for the development



Trees and Landscaping

- 8.40 This application proposes the removal of two areas of trees protected by preservation orders,
- 8.41 The few remaining trees at the front of the site are relatively poor specimens of limited amenity value (the purpose for which TPOs are designated) and their replacement with a landscaped frontage to the proposed scheme is considered to be acceptable, subject to appropriate replacement planting (see below).

- 8.42 The ash trees at the centre of the site are of much greater value and in normal circumstances, their continued protection would be sought as features within the site. However, officers are aware of the presence of ash die back within the local area and of the potential for future threat to these trees from that disease. In negotiating this development, officers had therefore sought the addition of a new wooded area of native species on the open field to the south west of the site where the main drainage pond would also be located. Subject to a detailed landscaping and management plan for this area, it is considered that this would produce a new sustainable woodland and that the loss of the ash trees could be countenanced.

Biodiversity and Ecology

- 8.43 The Hertfordshire and Middlesex Wildlife Trust (HMWT) supports the application following further information being submitted, including a Bio-diversity Offsetting Impact Assessment Calculator, subject to the following conditions pertaining to;
- A landscape and ecological management plan (LEMP)
 - lighting design strategy for biodiversity
 - an integrated bat and bird box plan
 - Bat licence requirement

Flood Risk and Drainage

- 8.44 The LLFA, whilst originally objecting to the application has provided further comment on the revised submission for flood risk assessment for the site, and has now withdrawn its objections to the scheme subject to a number of conditions to be added to any grant of planning permission. These are incorporated within the list of conditions at the end of this report.

Refuse and Recycling

- 8.45 The application provides for a refuse strategy, as shown on Fig 17. The refuse strategy illustrates the routes for the refuse vehicles and the location of collection points and pickup areas. It illustrates that all but one house has direct access from rear gardens to the road for bin collection, the exception being one house which has to bring the bin through their garage into their garden for collection.

Fig 17: Refuse strategy



Refuse Diagram NOT TO SCALE

Planning Obligations

- 8.46. As the proposal relates to the construction of 51 dwellings, a planning obligation under s.106 of the Town and Country Planning Act 1990 as amended will be required.
- 8.47 It is important that new developments are accompanied either by the provision of new services and facilities or contributions to them as this helps to mitigate increased demands on existing services and facilities. The relevant service providers have been contacted as a part of the section 106 consultations process and regard has also been had to the strategic requirement for infrastructure within the Borough, as identified through the Infrastructure Delivery Plan. It has been identified that additional service demand can be suitably addressed by financial contributions. The below contributions are considered to be in accordance with the CIL 123 regulations and the relevant policies of the adopted and emerging Local Plan of which this application is reliant:

- £88,148.00 towards highway improvements
- £88,148.00 towards sustainable transport
- 20 affordable housing units
- £31,481.00 towards health
- £890,296.00 towards education
- £8,138.00 towards libraries
- £1,904.00 towards youth service
- £144,815.00 towards sport and recreation

8.48 In addition to the above, it is necessary to upgrade the two nearest bus stops on Goff's Lane and to provide a pedestrian crossing on Goff's Lane.

8.49 The applicant has indicated agreement to the foregoing terms.

9. **CONCLUSION**

9.1 The application site is currently located within the Green Belt. It is partially developed, having residential, commercial, storage and hardstanding areas within it. The site is allocated for residential development within the new Local Plan which will remove it from the Green Belt. Whilst this Plan is not yet adopted, it is at an advanced stage and provides the basis for the principle of this application to be supported.

9.2 The scheme is well considered and appropriate to the site and its location. It will provide a pleasant suburban cul de sac of 51 new homes. It meets the Council's guidelines in respect of the amenity of future and neighbouring residents. Access is considered to be appropriate and the Council's parking guidelines would be met. The loss of the protected ash trees within the site is regrettable but the replacement wooded wetland area will provide adequate compensation.

RECOMMENDED that planning permission be granted subject to;

(a) the application first being submitted to the Secretary of State as green belt development under the Town and Country Planning (consultation) (England) Direction 2009;

(b) the applicant completing a planning obligation under s.106 of the Town and Country Planning Act 1990 (as amended) for the terms set out in this report; and

(c) subject to the following conditions;

- (i) the development to which this permission relates shall be begin within a period of 5 years;**
- (ii) development in accordance with approved plans;**
- (iii) development in accordance with Design and Access Statement;**
- (iv) Construction Environment Management Plan including hours of construction;**
- (v) landscaping;**
- (vi) Landscape and Ecological Management Plan;**

- (vii) Tree Protection Plan and Arboricultural Method Statement;**
 - (viii) tree Replacement;**
 - (ix) details of means of enclosures;**
 - (x) Bat and Bird boxes**
 - (xi) development in accordance with bat licence;**
 - (xii) materials;**
 - (xiii) lighting;**
 - (xiv) highways details;**
 - (xv) vehicle charging points;**
 - (xvi) cycle storage details;**
 - (xvii) parking management;**
 - (xviii) travel plan;**
 - (xix) contamination;**
 - (xx) drainage; and**
 - (xxi) refuse storage and disposal.**
-

TOWN AND COUNTRY PLANNING ACT, 1990

Reference No: 07/19/0835/F

Peter Spencer, Ann Victoria Spencer Stewart Spencer, Tina Ann Spencer
C/O Strutt & Parker
Coval Hall
Rainsford Road
Chelmsford
CM1 2QF

Description of Development: Demolition of existing buildings and erection of 51 dwellings alongside public open space, landscaping, parking, new access, pumping station and other associated infrastructure (Resubmission 07/19/0132/F)

Location of Development: Land to the South of Goffs Lane Goffs Oak Hertfordshire EN7 5HJ

Approved Plan(s) and Documents:

Site location Plan	29508A 110P2
Site Layout Plan	29508A 100P2
Site Layout Plan Coloured	29508A 101P1
Site Layout Plan - Ground Floor	29508A 102P2
Site Layout Plan - First Floor	29508A 103P2
Parking Strategy Diagram	29508A 32P1
Roof Materiality Diagram	29508A 33P1
House Type Plan	29508A 34P1
Affordability Housing Layout	29508A 35P1
Street Scene A-A	29508A 300P2
Street Scene B-B	29508A 301P2
Street Scene C-C	29508A 302P2
Street Scene D-D	29508A 303P2
Street Scene E-E& F-F	29508A 304P2
Street Scene A-A	29508A 400P2
Street Scene B-B	29508A 401P2
Street Scene C-C	29508A 402P2
Street Scene D-D	29508A 403P2
Street Scene E-E& F-F	29508A 404P2
House Type 2AH Floor Plans and Elevations	29508A 500P2
House Type 2AH OP2 Floor Plans and Elevations	29508A 501P2
House Type 3AH Floor Plans and Elevations	29508A 502P2
House Type 3AH OP2 Floor Plans and Elevations	29508A 503P2
House Type 301 Floor Plans and Elevations	29508A 504P2
House Type 305 Floor Plans and Elevations	29508A 505P2
House Type 305 OP2 Floor Plans and Elevations	29508A 506P2
House Type 404 Floor Plans and Elevations	29508A 507P2

House Type 410 Floor Plans and Elevations	29508A 508P2
House Type 410 OP2 Floor Plans and Elevations	29508A 509P2
House Type 419 Floor Plans and Elevations	29508A 510P2
House Type H500 Floor Plans and Elevations	29508A 511P2
House Type H500 OP2 Floor Plans and Elevations	29508A 512P2
Schedule of Accommodation	29508A 850D
Potential Site Access Layout including Tina Nursery and Inex	170451-SK09 RevC
Indicative location of dropped kerb crossing points	170451-SK11RevA
Drainage Strategy	170451-004 Rev G
Landscape Strategy Layout	L_PL_001 PL6
Detailed Landscape Layout	L_PL_003 PL4
Detailed Landscape Layout	L_PL_004 PL4
Detailed Landscape Layout	L_PL_005 PL4
Detailed Landscape Layout	L_PL_006 PL4
Detailed Landscape Layout	L_PL_007 PL4
Detailed Landscape Layout	L_PL_008 PL4
Landscape Management Plan	L_SPE_001 PL2
Levels Strategy	170451-005 RevG
Design and Access Statement	
Perspectives 1-11	
Archaeological Desk Based Assessment	
Arboricultural Impact Assessment	JBA 17/2029 Rev A
Tree Removal Plan	JBA 17/029 TR01 Rev A
Tree Protection Plan	JBA 17/029 TP01 Rev A
Tree Survey Schedule	
Tree Preservation Order Evaluations	
Phase 1 Habitat Survey	
Reptile Survey	
Walkover Survey	
Bat Survey Report Rev F dated 30 th September	
Biodiversity Impact Assessment (Biodiversity Net Gain Calculation)	
Phase 1 Geo-Environmental Desk Study	
Highways and Transport Appraisal	
Technical Note – Response to HCC Comments	170451-07A
Flood Risk Assessment	
Sustainability Statement	
Building For Life Assessment	
Landscape Visual Impact Assessment (August 2019)	
Employment Loss Justification £ February 2020	

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council **HEREBY PERMITS** the development proposed by you in your application dated, 30/09/2019 and received with sufficient particulars on 01/10/2019

The Council's resolution to come to this decision was based on an assessment of compliance with relevant policies in the development plan, taking into account all material considerations, and shown on the plan(s) accompanying such application, **SUBJECT TO THE FOLLOWING CONDITIONS:-**

1 The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall be carried out in accordance with the approved plans and documents listed above.

Reason - To ensure the development is carried out as permitted.

3 The development hereby permitted shall be carried out and completed in accordance with the detail contained within the submitted Design and Access Statement (unless such detail has been superseded by approval of amended drawings and details).

Reason - To ensure the development is carried out as permitted

4 Before commencement of the development, a 'Construction Environment Traffic Management Plan' shall be submitted to the Local Planning Authority for approval in writing. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The 'Construction Environment Traffic Management Plan' must set out:

- The phasing of construction and proposed construction programme.
- The methods for accessing the site, including wider construction vehicle routing.
- The numbers of daily construction vehicles including details of their sizes, at each phase of the development.
- The hours of operation and construction vehicle movements.
- Details of any highway works necessary to enable construction to take place.
- Details of construction vehicle parking, turning and loading/unloading arrangements clear of the public highway.
- Details of any hoardings.
- Details of how the safety of existing public highway users and existing public right of way users will be maintained
- Management of traffic to reduce congestion.
- Control of dirt and dust on the public highway, including details of the location and methods to wash construction vehicle wheels.
- The provision for addressing any abnormal wear and tear to the highway.
- The details of consultation with local businesses or neighbours.
- The details of any other Construction Sites in the local area.
- Waste management proposals.

Reason: To minimise the impact of the construction process on the on local environment and local highway network.

5 Prior to the commencement of development a scheme setting out details of the estate roads, footpaths and managed areas shall be submitted to and approved by the Local Planning Authority. The scheme shall ensure the highway is designed to adoptable standards and identify amenity areas, indicating whether these are to be dedicated to public use. The development shall be carried out in accordance with the details approved.

Reason: to ensure the highway is built to a satisfactory and safe standard

6 Prior to the commencement of development a plan showing details relating to landscaping and groundworks shall be submitted to and approved in writing by the Local Planning Authority. The features to be shown on the plan shall include:

- (i) Details showing the location/depth (i) and extent of any proposed underground works services within the spread of existing trees.
- (ii) Any alterations in ground level around existing trees, shrubs or hedges.
- (ii) Public footways, steps and other paved areas and the materials to be used.
- (iv) The location and height of all earthworks, embankments and walls and the materials to be used.
- (v) Watercourses.
- (viii) Amenity areas indicating whether these are to be dedicated to public use.

All landscaping and groundworks shall be completed in accordance with the approved detailed prior to occupation of the final dwelling.

Reason: To enhance the general appearance of the development and its landscape and ecological value.

7 No existing trees, shown to be retained on the plans hereby permitted shall be lopped, topped, felled or otherwise interfered with and no existing hedges shown to be retained shall be removed without the prior agreement in writing of the Local Planning Authority before the expiration of a period of 5 years after completion of the development permitted.

Reason - To protect the existing trees and hedges.

8 All trees and hedges within the site to be retained shall be protected by 1m high fences for the duration of the building works at a distance equivalent to not less than the crown spread from the trunk, or such other distance/means as may be agreed in writing by the Local Planning Authority. No materials or plant shall be stored, rubbish dumped, fires lit or buildings erected within this fence and no changes in ground level may be made within the spread of the tree or hedge without the prior agreement in writing of the Local Planning Authority.

Reason - To protect the existing trees and hedges.

9 Details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved by the Local Planning Authority in writing; such approved means of enclosure to be erected in accordance with the agreed details before any of the dwellings hereby approved are occupied and retained thereafter.

Reason: to ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of the adjoining and nearby properties in accordance with the council's adopted supplementary planning guidance.

10 Prior to the first occupation of any dwelling hereby approved, bird and bat boxes shall be installed in accordance with the approved Bat Survey Report Rev F dated 30th September 2019.

Reason: to ensure that suitable provision is made for ecology within the development.

11 No demolition works to be undertaken unless and until the local planning authority has been provided with either:

a.) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or

b.) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity / development will require a licence.

Reason: To ensure that suitable protection is provided.

12 Details and samples of all external facing and roofing materials shall be submitted to the Local Planning Authority for approval in writing prior to the development commencing above ground level. The development shall proceed in accordance with the agreed detail.

Reason - To secure a satisfactory external appearance in accordance with the council's adopted supplementary planning guidance.

13 Details of any external lighting shall be submitted to the Council prior to installation. Not further external lighting shall be allowed without the prior agreement of the local planning authority.

Reason: In the interest of protecting residential amenity and the character of this rural location.

14 Before occupation of the development, additional plans must be submitted to and approved in writing by the Local Planning Authority, which show the detailed engineering designs and construction of the new access to the Development site from Goffs Lane and associated highway works (including but not limited to the right turn lane, pedestrian dropped kerbs and tactile paving and the pedestrian central refuge island) as shown indicatively on drawing number 170451-002 RevG (or numbers 170451-SK08 Rev B or 170451-SK09 Rev C should the InEx and/or Tina Nursery site accesses

precede this site access). These works shall be constructed in accordance with the agreed detail, and completed before first occupation of the development.

Reason: to ensure the provision of safe and suitable accesses, in the interest of the free and safe flow of highway users.

15 Concurrent with the construction of the access, visibility splays of 2.4 metres x 59.9 metres eastbound and 2.4 metres x 57.3 metres westbound shall be provided and permanently maintained, within which there shall be no obstruction to visibility between 600mm and 2m above the carriageway level.

Reason: To provide adequate visibility for drivers entering or leaving the site.

16 Prior to the occupation of any dwelling the requisite parking arrangements are completed relevant to that dwelling.

Reason: To ensure satisfactory parking of vehicles outside highway limits and to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

17 Before commencement of the development, additional plans shall be submitted for the written approval of the local planning authority which show the level of footway and carriageway visibility from each individual vehicle access, and level of visibility from and around each main junction within the site. The additional plans shall also identify the individual plots reliant on completion of each visibility splay. The development shall proceed in accordance with the agreed detail and the requisite splays as marked on these plans shall be provided before first occupation / use of the each relevant dwelling within the development and permanently maintained thereafter, within which there shall be no obstruction to visibility between 600mm and 2m above the carriageway level.

Reason: To provide adequate visibility for drivers entering and leaving each individual site access, and drivers routing through each junction within the site.

18 Prior to the first occupation of any dwelling within the development, details of facilities for cycle storage shall be submitted the local planning authority for approval in writing. The requisite cycle storage facilities shall be installed in accordance with the agreed detail before occupation of each relevant dwelling.

Reason: To promote alternative mode of transport

19 Prior to the first occupation of any dwelling hereby approved, a scheme for allocating and managing all car parking spaces within the development shall be submitted to the local planning authority for approval In writing. The car parking shall be managed thereafter in accordance with the agreed details.

Reason: To ensure that suitable provision is made for all residents and visitors to the development.

20 Prior to the first occupation of any dwelling hereby approved, details of a travel plan to promote future residents use of sustainable means of transport shall be submitted to the Local Planning Authority for approval in writing. Any recommendations set out within the approved travel plan should be undertaken in full.

Reason to reduce reliance on use of private motor vehicles.

21 Prior to commencement of the development approved by this planning permission (or such other dates or stage in development as may be agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination at the site shall each be submitted to and approved in writing by the Local Planning Authority.

Phase 2 Site Investigation

A site investigation scheme to provide for detailed assessment of the risk to all receptors that may be affected, including those off site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings

must include a survey of the extent, scale and nature of contamination, an appraisal of remedial options, and a proposal of the preferred option(s).

Remediation strategy

A detailed remediation strategy 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. The strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The strategy 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.

Verification/validation report

Following completion of measures identified in the approved remediation strategy, a verification report (referred to in PPS23) as a validation report) that demonstrates the success of the remediation carries out must be submitted to and approved in writing by the Local Planning Authority. The verification report must also identify any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components required the express consent of the local planning authority. The scheme shall be implemented as approved.

The above must be undertaken in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11"

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

22 In the event 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 details to be agreed in writing with the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

23 In the event soil is imported from outside a scheme shall be submitted to and approved in writing by the Local Planning Authority verifying that any imported topsoil is certified as suitable for use prior to the first site usage.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

24 Prior to the demolition of the existing structures a preliminary asbestos survey should be carried out and the results forwarded to the Planning Authority for further consideration.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

25 A report shall be undertaken by a competent person and evidence of their qualifications shall be included. A noise report should include results for LAeq and LMax noise descriptors together with a calculated arithmetic average for the LAeq. The report will demonstrate by calculation that internal noise levels for the proposed residential properties meet the criteria set out for Living Rooms and Bedroom areas as set out in Section 7.7.2 of BS 8233 together with any mitigation measures that are required to achieve this.

The noise report should also outline any screening or building design measures intended to achieve the lowest practicable levels.

The assessment shall ideally be undertaken over a 24 hour period, or if this is not possible over a period that is first agreed with Environmental Health, but this must include measurements during rush hour.

A map of the monitoring points should be included together with full justification as to why these locations were selected.

Calibration certificates for equipment used in the noise assessment must be submitted in the report.

In order to help assess the efficiency of noise mitigation the Applicant will also be required to provide the name serial number of the proposed glazing within the proposed residential premises, in addition to the manufacturer's product specification sheet which outlines the sound reduction index of the intended glazing.

Reason: To ensure the proposed residential dwelling have been constructed so as to provide sufficient sound mitigation from external sources.

26 Before any part of the development hereby permitted is commenced an air quality assessment survey shall be submitted to and approved in writing by the Local Planning Authority. The assessment should assess the impacts of the development upon Goffs Lane and the surrounding transport network and also include baseline monitoring of nitrogen dioxide for a minimum of nine months falling within the same calendar year. No part of the development hereby approved shall be commence until after a statement of method and extent in order to mitigate / minimise the effects of air pollution upon the surrounding locality has been submitted to and approved in writing by the Local Planning Authority. Thereafter the proposed development shall not be constructed other than in accordance with the details agreed under this condition.

Reason: to safeguard the amenities of the local area and to ensure that the development sustains compliance with national Air Quality Objectives for pollutants.

27 The development permitted by this planning permission will be carried out in accordance with the approved Surface Water drainage strategy carried out by Ardent Consulting Engineers, report 170451-001 Rev F, and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 25.8l/s during the 1 in 100 year plus 40% climate change event.
2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100year + climate change event providing a minimum of 1045m³ (or such storage volume agreed with the LLFA) of total storage volume in permeable paved area.
3. Discharge of surface water from the private drain into the private ditch to Theobalds Brook.

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

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site. To reduce the risk of flooding to the proposed development and future occupants.

28 Prior to first occupation, details for electric vehicle charging points installations shall be submitted to the Local Planning Authority for approval in writing and installed ready for use in accordance with the agreed details.

Reason: to ensure that suitable provision is made for EV charging within the development.

29 The provision of refuse and recycling storage together with the removal of refuse from the development shall be carried out in accordance with the approved Refuse Strategy (drawing no. 29508A_35P1). These facilities shall be installed prior to the occupation of each dwelling.

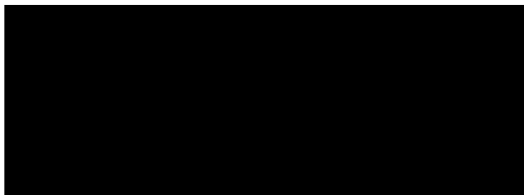
Reason - to ensure that suitable provision is made in accordance with the adopted Waste SPG.

30 Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development Order) 2015, no development of the types described in Classes A, B or E shall be undertaken without the prior written approval of the Local Planning Authority.

Reason - In the interest of protecting neighbouring amenity particularly in terms of ensuring that adequate provision is maintained within plots for the purposes of external amenity and also to retaining a good standard of design across the development.

31 Prior to the commencement of development above ground level, a detailed materials strategy and materials schedule and elevation drawings detailing additional architectural features shall be submitted to the local planning authority for approval in writing. The development shall proceed in accordance with the agreed plans.

Reason: to ensure that the development delivers a high quality architectural finish.



Signed:.....
Head of Planning and Development
DC1001MW

Dated: 27/04/2021

NOTE

This DOES NOT constitute Building Regulation Approval. If you are unsure whether you should submit a Building Regulation application prior to starting work please contact Hertfordshire Building Control on 01438 879 990.

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State via the Planning Inspectorate under Section 78 of the Town and Country Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council of the District or London Borough in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provisions of the Town and Country Act 1990.