

PRIVATE				
House Type	Storey Height	No of Beds/Bedrooms	Mean BMS Internal Floor area (sq m)	No
Flat Block A				
254	1	2	7	2
254-A	1	2	7	1
254-F	1	2	7	2
254-T	1	2	7	1
House Types				
100	2	3	7	2
100-C	2	3	7	1
1100A	2	3	7	4
1200A	2	4	7	1
1300	2	4	7	4
1300-C	2	4	7	1
1400A	2	4	7	3
1500A	2	3	7	1
1600A	2	3	7	2
TOTALS				69

APPROXIMATE RENTED				
House Type	Storey Height	No of Beds/Bedrooms	Mean BMS Internal Floor area (sq m)	No
Maternity				
100	1	1	7	1
100-C	1	1	7	1
Flat Blocks				
100	1	1	7	2
254-C	1	2	7	1
254-F	1	2	7	2
House Types				
254	2	2	7	5
300	2	3	7	5
400	2	4	7	5
TOTALS				21

SHARED OWNERSHIP				
House Type	Storey Height	No of Beds/Bedrooms	Mean BMS Internal Floor area (sq m)	No
254	2	2	7	1
300	2	3	7	1
400	2	4	7	1
TOTALS				3

BRIEF TOTALS				
House Type	Storey Height	No of Beds/Bedrooms	Mean BMS Internal Floor area (sq m)	No
Total no. of units				93
Proposed units				69
Existing units				24
Proposed units				69
Existing units				24
TOTALS				93

CAR AND CYCLE SCHEDULE				
House Type	Storey Height	Required no of parking spaces	Proposed no of parking spaces	Excess/Deficit
1 bed	1	1	1	0
2 bed	2	2	2	0
3 bed	3	3	3	0
4 bed	4	4	4	0
5 bed	5	5	5	0
6 bed	6	6	6	0
7 bed	7	7	7	0
TOTALS				



Indicative proposals for Assisted Living
Application Ref: 07/21/127/F

Proposals for the former Public House Application Ref: 07/21/0895/F
PH

Rev	Description	Date	AU	CL
A	Turning issue	20.09.21	MK	CL
B	Parking scheme updated	23.10.21	MK	CL
C	Adjustment to scheme to meet planning conditions	28.10.21	2020	CL
D	Assessment amended to A comment	11.12.21	MK	CL
E	Revisions as requested by Local Planning Authority	16.04.22	MK	CL
F	Final profiles of Plot 67 and 68 updated	17.02.22	CL	

Item 2: 07/20/1174/RM

Location: Tina Nursery, Goffs Lane, Goffs Oak, Hertfordshire EN7 5EP

Description: Reserved matters for appearance, landscaping, layout and scale and associated conditions pursuant to outline permission 07/18/1097/O.

Applicant: Matthew Homes Limited

Agent: Thrive Architects

Date Received: 22/09/2021 **Date of Committee:** 25/01/2025

Officer Contact: Simon Dunn-Lwin **Expiry Date:** 23/12/2021

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

<p>RECOMMENDED that the reserved matters approval be granted subject to the conditions set out at the end of this report.</p>
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1.0 CONSULTATIONS

- 1.1 HCC Lead Local Flood Authority – No comments to offer but refer to standing advice.
- 1.2 HCC Growth and Infrastructure – No objection. Note the existing S106 agreement to provide contributions for infrastructure.
- 1.3 HCC Highways – No objection subject to conditions.
- 1.4 HCC Fire and Rescue Services – Request condition for the provision of fire hydrants.
- 1.5 Herts Constabulary (Crime Prevention Design Advisor) – No objection.
- 1.6 Herts and Middlesex Wildlife Trust – Final comments awaited – see below in Landscape and Ecology section (paras. 8.30 & 8.31)
- 1.7 Environment Agency – No response.
- 1.8 Environmental Health – No objection subject to EV charging points condition.
- 1.9 Housing Officer – No objection.
- 1.10 Leisure Services (Trees and Landscape) – No objection.

- 1.11 Waste Manager – No objection. Advice provided on technical matters for applicant to resolve direct with the waste collection service prior to occupation

2.0 PUBLICITY

- 2.1 The application has been advertised by means of 58 letters to neighbouring properties Goffs Lane, St. James Road, Bluebell Drive and The Asters. A press advert publicised the proposal and a site notice posted adjacent to the land in October 2021. The consultation period expired on 22nd October 2021.

3.0 REPRESENTATIONS

- 3.1 One reply has been received drawing attention to locational reference errors in the Design and Access Statement. Although submitted on line as an objection, no planning reason is provided for consideration.

4.0 RELEVANT LOCAL PLAN POLICIES

- 4.1 The following policies of the adopted Local Plan 2020 apply:

GO2	North of Goffs Lane
DSC1	General Design Principles
DSC4	Management and Maintenance
DSC5	Sustainable Construction
DSC6	Designing out Crime
EQ1	Residential and Environmental Quality
EQ5	Contaminated Land
H1	Making Effective Use of Urban Land
H2	Affordable Housing
H4	Housing Mix
INF1	Infrastructure
NEB1	General Strategy for Biodiversity
NEB4	Landscaping and Biodiversity in New Developments
PO1	Planning Obligations
TM1	Sustainable Transport
TM3	Access and Servicing
TM4	Electric Vehicle Charging Points
TM5	Parking Guidelines
W4	SuDS
W5	Flood risk

- 4.2 The Borough-wide Supplementary Planning Guidance (SPG) [Revised 2013] and the Waste SPG 2019 are material considerations, together with the National Planning Policy Framework (NPPF) 2021, and the Nationally-Described Space Standards (NDSS) 2015. The adopted local planning policies are consistent with the NPPF.

5.0 LOCATION AND DESCRIPTION OF SITE

- 5.1 The application site is a vacant former horticultural nursery located on the north side of Goffs Lane, to the rear of Wheelwrights Pub, approximately 300m to the east of Goffs Oak village. The site covers an area of 3.62 hectares and has the benefit of outline planning permission for the development of 81 new homes, approved on 23/10/2019 (Ref: 07/18/1097/O).



	Title	Planning Application 07/21/1174/RM	
	Location	Tina Nursery, Goffs Lane, Goffs Oak EN7 5EP	
Copyright Borough of Broxbourne LA 10/23/20		En SBOP 10 November 2021 Scale 1:2500 A2	

Site Location Plan



Aerial View of existing site

- 5.2 The site was removed from the Green Belt and allocated for housing under Policy GO2 of the adopted Local Plan 2020 to provide 80 homes, 40% of which should be affordable housing, with public open space to the north to provide separation from St. James Village. It has a limited frontage onto Goffs Lane which is adjacent to the Wheelwrights Pub. The main access is a shared access with the In-Ex Nursery site from Goffs Lane, extending north along the western boundary although the proposal follows the outline approval with an independent access directly from Goffs Lane into the site. The In-Ex Nursery on the adjacent site to the west is also the subject of a current application for full planning permission under reference 07/21/1277/F for a proposed mixed use development comprising primarily a care home and a retirement village with a restaurant and gym.

- 5.3 To the north lies St. James Village comprising residential properties in Bluebell Drive and The Asters. Partly to the south is Wheelwrights Pub and houses fronting Goffs Lane. Along the eastern boundary is a public footpath (Cheshunt 043) connecting Goffs Lane to St. James Road in the north. Open fields lie to the east within the designated Green Belt.
- 5.4 The site has remained vacant since 2019 and consisted of dilapidated green houses and outbuildings which are currently being demolished following approval in November 2021. The northern rectangular section is mainly open scrub land bordered by trees and hedges along the boundary with Bluebell Drive. Views of the site are shown below.



View of limited frontage on Goffs Lane



View existing shared access on Goffs Lane



View of main glass houses within the site which are currently being demolished



View of northern open land bordering Bluebell Drive

6.0 PROPOSAL

- 6.1 The application seeks reserved matters approval for the development of a residential estate comprising 81 houses and flats. Outline planning permission was approved by the P&R Committee on 12 March 2019. The outline permission was issued on 23rd October 2019, following completion of the S106 agreement. The matters to be determined in this reserved matters application are the layout, scale, appearance and landscaping of the scheme.
- 6.2 Additionally, details reserved by conditions within the outline permission are also submitted for approval with this application. They include the following:-
- Condition 7 and 8: Landscaping details
 - Condition 9: Details of refuse storage
 - Condition 10: Details of hard surfaced areas

- Condition 16: Details of visibility splays
- Condition 19: Cycle storage
- Condition 20: Access for service vehicles and turning areas
- Condition 27 and 28: Ecology
- Condition 29: Biodiversity Management Plan
- Condition 30: Integrated Bat Roost

- 6.3 The housing mix comprise 4 x 1 bed units (flats), 23 x 2 bed units (12 flats and 11 houses), 28 x 3 bed houses, 19 x 4 bed houses and 7 x 5 bed houses. All houses are 2 to 2.5-storeys in height with private gardens. The flats are contained in two apartment blocks (Blocks A and B). Block A is 2.5 storeys high and Block B is 3-storeys in height. 204 dedicated car parking spaces are provided across the site, with 15 visitor spaces, totalling 219 spaces. All units have dedicated secure bike storage (either within the garage or bike shed) and dedicated refuse storage area. EV charging points are proposed for all market housing (1 per house) and the affordable (rent and shared ownership) houses.
- 6.4 The proposed layout is shown below, which broadly follows the indicative layout considered at the outline stage (also shown below). The open land to the north of the site is retained for public open space and a locally equipped area of play (LEAP) with housing distributed to the southern portion of the site. The layout has been refined and discussed in the assessment below.
- 6.5 Essentially, the reserved matters respond to the site context and policy/SPG parameters to ensure compliance and address amenity issues, circulation and movement across the site, including the east-west pedestrian link with the adjoining In-Ex development site to the west in the north-west adjacent to Plot 41, together with defensible space/natural surveillance of the public realm.



Proposed Layout



Approved Outline Indicative Layout

- 6.6 The layout maintains the central access from Goffs Lane and the corner block (Block A) as the main frontage with internal secondary accesses to all plots, realigned for improved circulation. There is no established urban grain on adjoining land for conformity to an established typology. Effectively, the site layout is consistent with the outline, and responds to site constraints and policy parameters, and to comply with good urban design principles for place making.
- 6.7 The facing materials include mix of red/buff facing brick with white render and tile hanging. Roofs are primarily in red clay tile and slate grey tiles (along the eastern edge) with pantiles on key buildings. CGIs of the proposed scheme are shown below.



Aerial view from southeast



Aerial view from northeast



View along the main access from Goffs Lane

APPROVED OUTLINE ENTANCE VIEW



PROPOSED ENTRANCE VIEW



View from NE across public open space

6.8 The reserved matters proposal is accompanied by a number of supporting documents as set out below:

- Design and Access Statement
- Arboricultural Impact Assessment
- Landscape and Biodiversity Management Plan
- Soft Landscape Specification
- Drainage Strategy and Technical Note
- Great Crested Newt Mitigation Strategy

7.0 RELEVANT PLANNING HISTORY

7.1 07/18/1087/O – Outline permission granted on 23rd October 2019 for the demolition of all existing buildings and erection of 81 new homes with access off Goffs Lane. The outline indicative scheme with access is shown above.

7.2 07/21/0997/F – Full permission granted on 11th November 2021 for the demolition of existing buildings: Demolition and site clearance is currently underway.

8.0 APPRAISAL

8.1 The principle of this proposal is established by the outline planning permission issued in October 2019. The main issues to consider in detail are:-

- i. Layout
- ii. Scale
- iii. External Appearance
- iv. Landscaping

Layout

8.2 The indicative layout at outline stage limits the quantum to 81 dwellings. The detailed layout for 81 dwellings is for a mix of 4 x 1 bed units (flats), 23 x 2 bed units (12 flats and 11 houses), 28 x 3 bed houses, 19 x 4 bed houses and 7 x 5 bed houses) which complies with Policy CH10. Housing provision across the scheme, comprise primarily of 2 and 3 bed homes which is generally compliant with policy H4 on housing mix. The layout includes 32 affordable homes (40%), located close to the main access on Goffs Lane in the southern section of the site, as shown below.

8.3 The affordable housing mix comprise 4 x 1 beds, 17 x 2 beds, 10 x 3 beds and 1 x 4 bed . The 21 affordable rented homes (depicted by blue stars below) and 11 shared ownership homes (yellow stars) with a tenure split ratio of 65:35 (rent to shared ownership) complies with policy H2. Overall affordable housing mix is predominantly 1 and 2 bed homes at 66%, with 3 beds at 31%, which generally meets affordable housing need (general requirement on size is 60% and 35% respectively) for smaller affordable and family homes to comply with the Council's Housing Strategy.



Location of affordable homes denoted by blue and black stars –

- 8.4 A single vehicular access serves the site from Goffs Lane to the south in accordance with the outline approval. Connections to existing local footpaths (Cheshunt 043) along the eastern edge and with the In-Ex proposals to the west will enhance east-west/north-south pedestrian movement across the site and connections with local routes. Access to the new public open space (POS) and dedicated playground (LEAP)) to the north is provided as approved in the outline.
- 8.5 The layout shows car parking for residents and visitors, secure cycle storage, and refuse/recycling storage provision for each plot, together with a new sub-station to the rear of Block A close to the main entrance. A combination of shared surfaces allow pedestrian and vehicular movement at the northern end of the site with dedicated footpaths leading into the site from Goffs Lane that connect to existing footpaths to Goffs Oak Village. Additional all weather surface footpaths through the POS and upgrade to footpath Cheshunt 043 with lighting will improve permeability, and responds to good urban design and place making principles by creating a robust street frontage with secure private amenity spaces . Parking provision is discussed below.

- 8.6 The main difference with the indicative layout can be seen above. The internal access roads are realigned to improve street frontages and natural surveillance of the public realm. The layout is considered to enhance legibility and vistas through the site, creating traditional back-to-back housing in a linear form, and responds to privacy distances between plots and rear private garden depths to accord with SPG guidelines. It also addresses spacing with the adjacent In-Ex development proposal to the west. Amenity impacts are considered further below.
- 8.7 The attenuation ponds within the POS to the north responds to SUDS drainage principles agreed at outline stage, and provide perimeter planting edges enhancing biodiversity habitats and visual amenity.
- 8.8 Overall, the block layout provides a consistent robust street frontage. It is considered to be an improvement to the initial outline layout, and improves pedestrian movement (permeability) across the site. It is considered that the design principles accord with policy DSC1.

Amenity

- 8.9 The issues relevant to amenity are in relation to the standards of accommodation for future occupiers and the impact of the development on neighbouring occupiers. All homes meet national and local standards in respect of room sizes and internal floorspace. Internal layouts are attached in the appendix. Each house would have its own private garden, all to the rear except one, with gardens sizes and depth meeting or exceeding the Council's SPG guidelines. All garden depths meet the minimum 10m depth as shown below.



- 8.10 Blocks A and B will have limited communal amenity space between them. The Mitigating circumstances are that they are all one and two bed non-family homes and residents will have convenient access to the POS at the northern end of the site which will provide approximately 1 hectare of landscaped parkland.
- 8.11 All habitable rooms will have a good access to daylight/sunlight and outlook without loss of privacy within the scheme or from adjacent sites; given the absence of any immediate existing residential neighbours; or the proposed development from the adjoining In-ex proposed development to the west and the approved scheme for 10 houses at the neighbouring site to the south at the Wheelwrights Pub (Ref: 07/21/0895/F). Minimum privacy distances between plots respect the SPG guideline of 25m between back-to-back facing windows and the minimum distance of 12m for rear to side scenarios. No existing residential neighbours to the north or south are impacted by the proposal. Overall, amenity provision for future occupants are considered acceptable and comply with policy EQ1.

Car/Cycle Parking

- 8.12 The proposal includes a total of 204 allocated parking spaces for all homes either on-plot for the houses or within the two communal car parking areas adjacent to Blocks A and B for the flats. All market housing are provided with 46 single or double garages measuring 6m x 3m (internally). The total of 204 allocated spaces exceed the Council's parking guidance of 200 spaces for the scheme. Additionally, 15 visitor spaces are provided throughout the estate either in dedicated parking bays or within the communal car parks for Blocks A and B. A grand total of 219 parking spaces are therefore provided within the scheme.
- 8.13 The level of car parking exceed the provision in the outline planning permission at 142 spaces for 81 dwellings. This represents a significant improvement, which is policy TM5 compliant. All market houses have garages for secure storage of cycles. The shared ownership houses and social rented houses are provided with secure cycle storage within the rear garden. Flats within Blocks A and B are provided with secure communal cycle storage on the ground floor, and accessible from common parts. Cycle parking/storage provision equates to 81 spaces and meets the Local Plan requirement. Overall, car and cycle parking provision is considered acceptable and policy compliant.
- 8.14 All market houses (43 no.) will each have charging points. All affordable houses are also provided with the infrastructure for EV charging which is denoted by green circles/dots on the layout plan. The applicant submits that the infrastructure includes cabling at 32 amps, located in the garage or on the external wall to the front, adjacent to the parking spaces. A power output of 7kW will be immediately achievable in this way, facilitating a charge time of approximately 5 to 7 hours for a typical EV vehicle. Cabling would, however, be concealed behind an electrical socket blanking plate until required for future connection to a proprietary fast charging unit to be arranged by the future

residents. In this way the charging solution can be tailored to the individual's specific vehicle requirements and offers a degree of future proofing.

- 8.15 Overall, car parking/cycle parking and EV charging provision is considered to comply with Local Plan policies TM1, TM4 and TM5. A condition to secure the EV charging provision, is applied.

Highways

- 8.16 The County Council as Local Highway Authority (LHA) initially expressed concerns on the turning circles for servicing vehicles and pedestrian safety. The applicant has engaged in discussions with the LHA to resolve matters and the agreed solutions within submitted revised plans have been reviewed by the LHA. The LHA have confirmed that no objection is raised to the final scheme. Additionally, Conditions 10 (hard surfaced areas), 16 (junction visibility splays), 19 (cycle storage) and 20 (access for service vehicles and turning areas) of the outline permission are agreed for discharge as part of the reserved matters application. Additional highway conditions remain outstanding for further approval prior to occupation should the reserved matters be agreed by the committee.

Refuse/Recycling

- 8.17 The provision of storage for domestic waste is controlled by Condition 9 of the outline permission. The reserved matters submission shows dedicated bin storage facilities to the rear of all houses and a bin storage area to the blocks of flats directly accessible by the Council's waste collection service. The bin storage areas are generally compliant with the Council's SPG guidelines. All houses are accessible to refuse vehicles and dragging distance for waste collection personnel is within guideline tolerances. On average 10-12m. However, residents are typically expected to place bins by the kerb side on collection days, particularly where bins are stored within garages or in rear gardens. There will be contact between the developer and the waste management team at implementation stage if approval is given.

Scale

- 8.18 All houses are predominantly two to two and a half storeys in height with a pitched roof. The only exception is Block B on the south western boundary with the In-Ex development, which is three storeys in height and considered appropriate. The scale and massing reflects a typical urban typology, compatible with the emerging context in this part of Goffs Lane and with the St. James's Estate to the north in Bluebell Drive. Overall, the scale proposed is in keeping with the surrounding context and considered acceptable.

External Appearance

- 8.19 The appearance of the houses convey an appropriate mix of exterior features and detailing that compliments the local vernacular, with well-proportioned doors and windows with sporadic ground floor bay window features. A range of architectural features are used to enhance visual interest and emphasise the rustic style, including hanging tiles and chimney stacks with entrance canopies for weather proofing. Generous sized windows have been incorporated into the design to deliver well-lit habitable rooms, and create balanced symmetrical elevations, with dual aspect corner plots enhancing natural surveillance for security. On the eastern edge plots face and overlook the public footpath Cheshunt 043 for natural surveillance.
- 8.20 The use of two contrasting brick finishes with variations in alignment to the plots helps to avoid a homogenous mass across the site. The material and colour palette are based on traditional materials found in Broxbourne. These include a palette of browns, earth reds and creamy render, with a complementary colour applied to details (doors, windows, soffits, fascias and rainwater pipes). Roof coverings are a combination of predominantly clay tiles with slate on the eastern edge. Samples of facing materials are reserved for further approval by Condition 5 of the outline permission. It is considered that a restriction of permitted development rights should be applied to safeguard the quality of the design as uncontrolled extensions could potentially create visual clutter, outbuildings reduce garden sizes and obliterate architectural features as well as compromising compliance with SPG standards for amenity space.
- 8.21 Streetscenes are shown below to illustrate the appearance of the proposal.



View along main access from south to north



Street scene view S to N continued (above and below).



Streetscene view continued from S to N



View from POS looking south to main spinal road



Additional view of 2.5 storey massing along POS edge

EXTERNAL WALLS:



Red Tile Hanging



Forterra Clumber Red



First Quality Red



Weber Cream Render

ROOF TILES:



Plain Tile



Red Pantile

Indicative external materials

8.22 Overall, the appearance of the development is considered acceptable and policy DSC1 compliant.

Landscaping and Ecology

8.23 The landscaping proposals are supported by detailed plans across the site with a planting specification, areas of hard surfacing, boundary treatments and a management plan. Existing trees and vegetation will be retained and enhanced by new planting of trees and hedging. A green landscaped route is provided along the central N-S spinal route, connecting Goffs Lane to the POS in the North, comprising approximately 1 hectare of landscaped parkland and playground.



Northern POS in two sections above



Central landscape route to POS

8.24 The hard/soft landscaping strategy and detailed plans for the private and public realm are submitted as part of the reserved matters for approval by members and to discharge Conditions 7, 8 and 10 of the outline permission. A detailed planting schedule, a Landscape and Biodiversity Management Plan and an Arboricultural Impact Assessment has been submitted in support of the proposal.

- 8.25 The proposal entails the removal of 8 trees to accommodate the development. However, 133 replacement trees, new hedging and shrub planting is proposed across the site to enhance visual amenity and encourage wildlife habitats.
- 8.26 The boundary tree line on the eastern edge with the public footpath is retained as well as the groups of trees along the northern edge with Bluebell Drive. New street trees are planted along the main spinal route leading to the POS in the north. The proposed house plots will see trees and shrubs to the front and rear with indigenous species. Blocks A and B will have communal landscaped grounds planted with ornamental trees and shrubs.
- 8.27 The hard landscaping within the public realm comprise primarily 'bitmac' tarmac surfacing to the access roads and footpaths in textured buff paving demarcated with edges for pedestrian and vehicular flow, including tactile paving to dropped curbs on the public highway and rumble strips to junction.
- 8.28 All gardens are laid to lawn with shrubs and trees, secured by 1.8m high close boarded timber fencing, with brick walls to corner plots and low front hedging approximately 1 to 1.6m in height. External street lighting have not been reserved in the outline and a lighting strategy to the public realm should be secured by condition. Details of lighting to the upgraded 3m wide public footpath (Cheshunt 043) is reserved by Condition 12 of the outline permission for further approval.
- 8.29 The Council's Leisure Services have considered the landscaping submission and comment that while 8 individual trees are lost they are mostly fair to poor condition and can be mitigated with new planting and landscaping, adding to the trees remaining on site. The tree protection plan is considered acceptable.

Ecology

- 8.30 The ecological impact of the proposal has been assessed at the outline stage and Condition 27 secures compliance with the mitigation and enhancement measures described in the approved Ecological Report at the outline stage. Additional Conditions 28 and 29 secures details of the wetland pond planting species and wild flower species for further approval. The reserved matters application include details of integrated bat roost for each dwelling bordering the north and eastern boundary. Outline Condition 26 also requires a Great Crested Newt (GCN) mitigation strategy to follow the strategy approved in October 2019. A specific GCN mitigation strategy has been submitted and agreed prior to the approved demolition works on site under application 07/21/0997/F. These matters have been considered by the Herts and Middx Wildlife Trust (HMWT) who sought changes that were submitted for reconsideration by HMWT. A final response is awaited at the time of writing. It is expected before the committee meeting and will be reported verbally.



Location (denoted by purple dots) and type of integrated bat box

- 8.31 All new developments are expected to meet the requirements of policies NEB1 to provide Biodiversity Net Gain (BNG). A 10% net gain of biodiversity enhancement is expected in accordance with the Environment Act 2021 to be consistent with other major developments recently approved. The applicant has not completed BNG Metric to demonstrate 10% net gain due to a Covid outbreak at their ecology consultants' offices at the time of writing. The applicant points out that the majority of the extensive hard surfacing within the current site is to be removed and replaced with suitable habitats for fauna and flora within the soft landscaping scheme and POS. Early indications are that the 10% BNG can be met to comply with policy NEB1. Under the circumstances, it is considered that an appropriately worded two stage condition can be applied to address this issue as set out at the end of the report. The proposal is considered capable of addressing policy NEB1 on this issue.
- 8.32 Overall, the landscaping and biodiversity enhancements, together with the BNG Metric evidence to be reserved by condition, are considered to comply with Local Plan policies NEB1 and NEB4.

Other matters

Flood Risk

- 8.33 The site lies within Flood Zone 1 (low probability of flooding). A Flood Risk Assessment (FRA) was considered at the outline stage and Condition 31 (C31) and compliance is secured by C31 of the outline permission. Further details of the SuDS drainage scheme are required for approval under C32 of the outline permission before the commencement of development, should the reserved matters be approved.
- 8.34 A further condition (C33) requires details for approval of the SuDS management and maintenance plan on completion of the drainage works. HCC as Lead Local Flood Authority (LLFA) and the Environment Agency have not commented on the proposal. Members should note that drainage is also subject to approval under the Building Regulations.
- 8.35 Subject to compliance with details secured by the outline conditions for compliance and further approval, the proposal is considered acceptable and compliant with adopted Policy W4.

Planning Obligations

- 8.36 The proposal before the Committee does not include any changes to the extensive range of social and community infrastructure contributions secured under the S106 agreement dated 16 October 2019 and attached to the outline permission.

9.0 CONCLUSION

- 9.1 The proposal is considered to meet the parameters set by the outline permission approved in October 2019 in terms of the specific reserved matters and referred conditions. The design vision detailed in the layout, scale, appearance and landscaping, together with supporting documents, are considered acceptable to accord with Local Plan policies and the NPPF in all respects. Consequently approval is recommended subject to additional conditions to address matters referred in the report.

10. RECOMMENDED that the reserved matters approval be granted subject to the planning conditions set out below:

- 1. Removal of permitted development rights – Classes A to F**
- 2. External lighting strategy prior to occupation**
- 3. Provision of Fire Hydrants**
- 4. Provision of EV charging points prior to occupation**
- 5. Submission of 10% BNG Metric for approval prior to commencement and in the event that offsetting is required, an appropriate contribution to be agreed and secured via a S106 Unilateral Undertaking**

Appendix: Internal Layouts for Houses and Flats

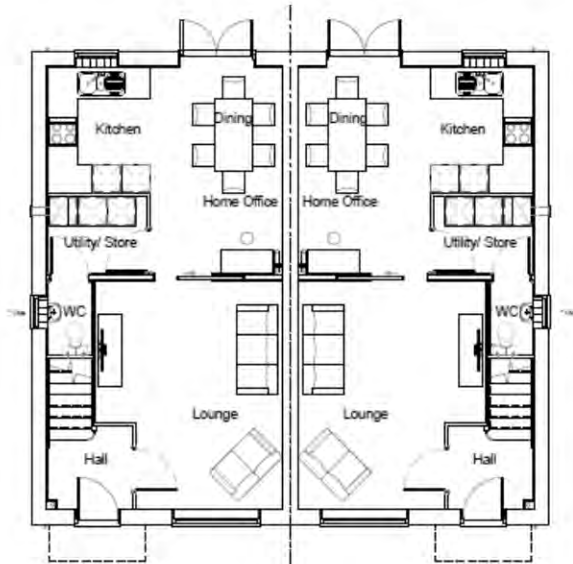


Ground Floor Plan

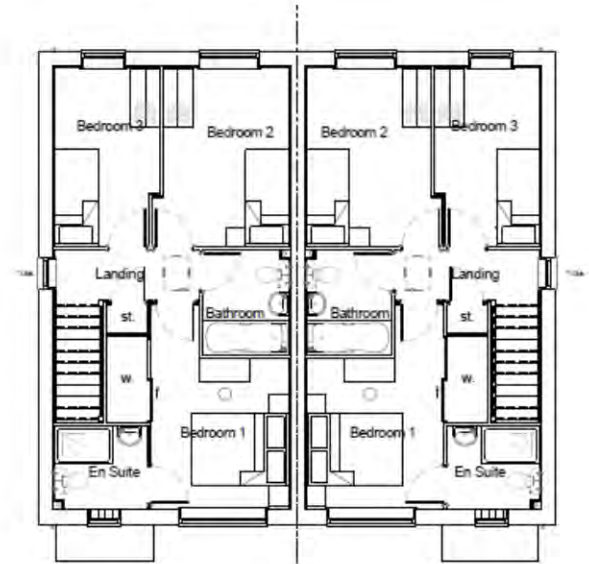


First Floor Plan

Plot 20 & 21 Affordable Rented 3 Bed House (Terrace)



Ground Floor Plan



First Floor Plan

Plots 29-30, 77-78, 79-80 – 3 Bed Market Housing (Semi)



Ground Floor Plan
*Obs - Obscured Glass

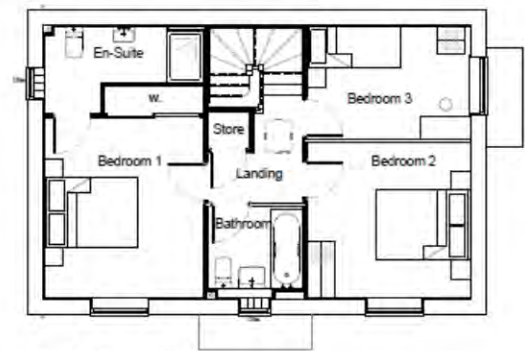


First Floor Plan
*Obs - Obscured Glass

Plots 60, 61, 62, 65, 81 – 3 Bed Market Housing (Detached)

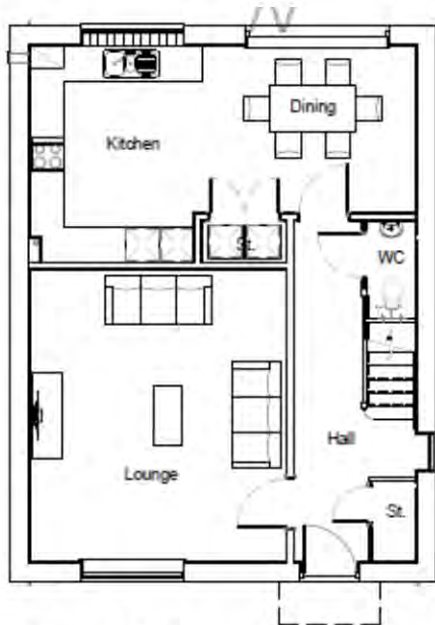


Ground Floor Plan
*Obs - Obscured Glass

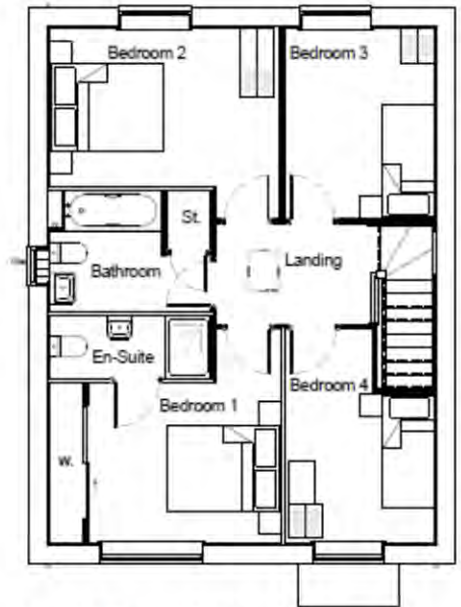


First Floor Plan
*Obs - Obscured Glass

Plots 35 & 59 – 3 Bed Market Housing (Detached)



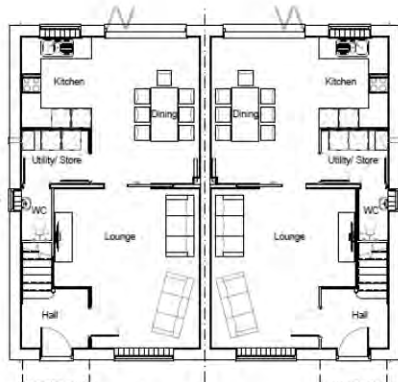
Ground Floor Plan



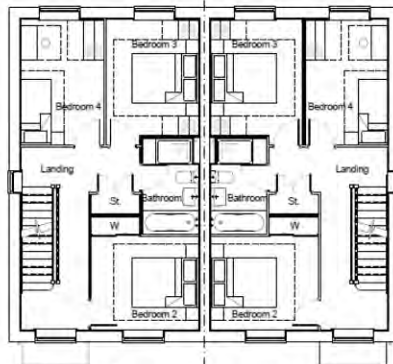
First Floor Plan

*Obs - Obscured Glass

Plots 7, 37, 38, 52, 53, 54 – 4 Bed Market Houses (Detached)



Ground Floor Plan



First Floor Plan

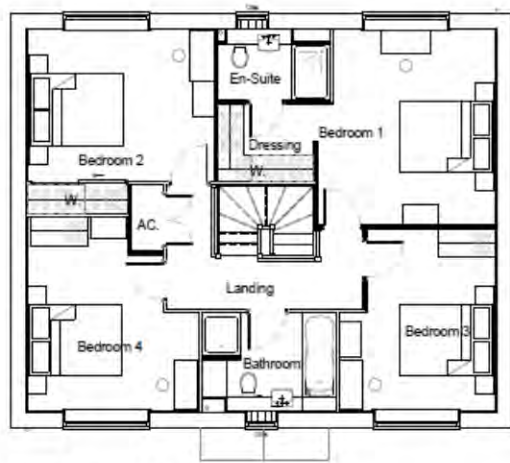


Second Floor Plan

Plots 31-32, 33-34 – 4 Bed market housing (semi)



Ground Floor Plan



First Floor Plan

Plots 39, 40, 43, 69, 70 – 4 Bed Market Housing (Detached)



First Floor Plan



Second Floor Plan

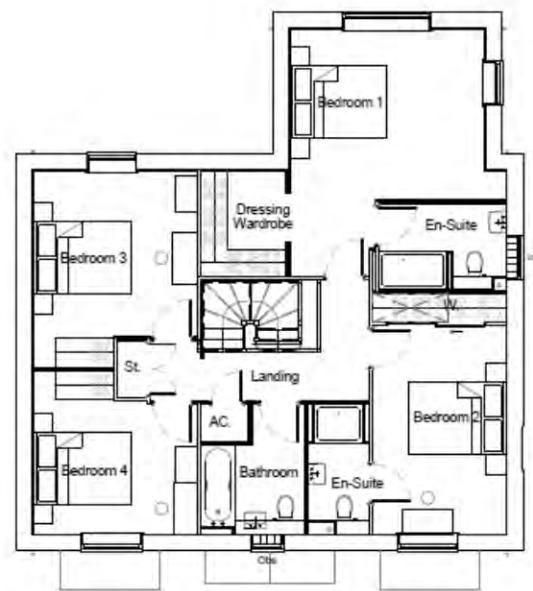


Ground Floor Plan

Plots 36, 44, 51, 71, 76 – 5 Bed market Housing (Detached)



Ground Floor Plan



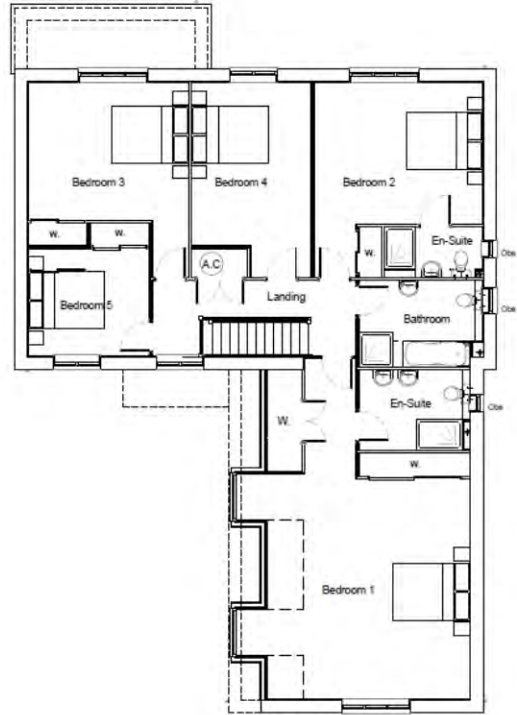
First Floor Plan

Obs - Obscure Glazing

Plots 41, 55, 63 – 4 Bed Market houses (Detached)



Ground Floor Plan
Obs - Obscure Glazing



First Floor Plan
Obs - Obscure Glazing

Plots 42, 68 – 5 bed Market Houses (Detached)



Ground Floor Plan



Second Floor Plan



First Floor Plan

2B4P	B	4	FLOT No. As Drawn - 1 - 5 H20001 -
2			
2B4P	C	2	
2			

Block A – Market 1 and 2 Bed Flats



Block B – Affordable Rent - 1 and 2 Bed Flats

TOWN AND COUNTRY PLANNING ACT, 1990

Reference No:07/21/1174/RM

Matthew Homes Limited
45-47 High Street
Potters Bar
EN5 5AW
United Kingdom

Description of Development: Reserved matters for appearance, landscaping, layout and scale and associated conditions pursuant to outline permission 07/18/1097/O

Location of Development: Tina Nursery Goffs Lane Goffs Oak Hertfordshire EN7 5EP

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, 22/09/2021 and received with sufficient particulars on 30/09/2021

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 Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order), no development of the types described in Class A to Class F of Schedule 2 (Part I) other than that hereby permitted, shall be undertaken without the prior written approval of the Local Planning Authority.

Reason - In order to safeguard the character and visual amenities of the locality in the Green Belt setting to comply with Policies DSC1 and GB1 of the Local Plan.

2 Prior to the occupation of the development an external lighting strategy for the development shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented and permanently maintained thereafter.

Reason: To safeguard the amenities of neighbouring occupiers and biodiversity in the surrounding natural habitat to comply with Policies EQ1 and EQ3 of the Local Plan.

3 Prior to the occupation of the approved development, fire hydrants shall be provided to the satisfaction of Hertfordshire Fire and Rescue Service.

Reason: To ensure the development complies with fire safety requirements in the interests of the amenities of future occupants.

4 Prior to occupation of the approved development, all parking spaces, including communal parking spaces, shall have active Electric Vehicle charging points, or passive charging points where it can be

demonstrated that provision of active charging points is not reasonable, and details of all EV charging points shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development sustains compliance with EU limits and national objectives for air pollutants and comply with Policy TM4 of the Local Plan.

5 No development above ground shall take place until a full Natural England Biodiversity Metric v3 has been submitted and approved by the LPA. The metric must show a minimum 10% uplift in habitat units from the habitat baseline identified in the original ecological assessment (07/18/1097/O, SES 2018). The post development habitat unit score must be translated into a landscape and ecological management plan (LEMP). The LEMP must contain:

- a) Description and evaluation of features to be managed.
- b) Aims and objectives of management.
- c) Appropriate management options for achieving the habitat and condition score for each land parcel detailed in the approved metric.
- d) Prescriptions for management actions.
- e) Preparation of a work schedule (including an annual work plan capable of being rolled forward in perpetuity), clearly marked on plans.
- f) Details of the body or organisation responsible for implementation of the plan.
- g) Ongoing monitoring and remedial measures.
- h) Details of species specific measures as identified in approved ecological reports, definitively stated and marked on plans.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives and habitat unit scores of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Where the 10% BNG is demonstrated by the Metric to be unachievable within the development site a S106 Unilateral Undertaking for the agreed BNG off-set contribution shall be completed and submitted for approval by the Local Planning Authority.

Reason: In order to ensure the development complies with Policy NB1 of the Local Plan.

INFORMATIVE

You are advised that the reserved matters approval hereby given include approval of details for the discharge of Conditions 7, 8, 9, 10, 16, 19, 20, 26, 27, 28, 29 and 30 of the Outline Permission 07/18/1097/O dated 23rd October 2019. However, submission of details for approval under Conditions 4, 5, 6, 11, 12, 13, 17, 18, 21, 24, 25, 32 and 34 of the same outline permission remain outstanding.

Chairman.....

Assistant Director of Place.....

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.

Tina Nursery - Reserved Matters Application (07/20/1174/RM)

Approved Plans and Documents

Drawing Description	Drawing Number
Location Plan	LP.01 rev A
Coloured Site Layout with Housing Mix/Parking Table	SL.01 rev F
Building Dwelling Material Layout	BDML.01 rev D
Refuse Strategy	RCP.01 rev C
Garden Size Layout	GSL.01 rev B
Street Elevations	SE.01 rev B
Coloured Street Elevations	CSE.01 rev C
Flat Block A Elevations and Plans	FB-A.pe rev C
Flat Block B Elevations and Plans	FB-B.pe rev B
House Type 3B5P-SEM Elevations	3B4P-SEM.e rev B
House Type 3B5P-SEM Floor Plans	3B4P-SEM.p rev B
House Type 966-SEM Elevations	HT-966.e rev A
House Type 966-SEM Elevations	HT-966.p rev A
House Type 1102 Elevations	HT-1102.e rev A
House Type 1102 Floor Plans	HT-1102.p rev A
House Type 1136 Elevations - Variation A	HT-1136-A.e rev A
House Type 1136 Floor Plans - Variation A	HT-1136-A.p rev A
House Type 1319B Elevations - Variation A	HT-1319B-A.e rev B
House Type 1319B Floor Plans - Variation A	HT-1319B-A.p rev B
House Type 1492-SEM Elevations Sheet 1 of 2	HT-1492-SEM.e1 rev B
House Type 1492-SEM Elevations Sheet 2 of 2	HT-1492-SEM.e2 rev B
House Type 1492-SEM Floor Plans	HT-1492-SEM.p rev B
House Type 1730 Elevations Sheet 1 of 2	HT-1730.e1 rev A
House Type 1730 Elevations Sheet 2 of 2	HT-1730.e2 rev A
House Type 1730 Floor Plans	HT-1730.p rev A
House Type 1815 Elevations - Variation A	HT-1815-A.e rev B
House Type 1815 Floor Plans - Variation A	HT-1815-A.p rev B
House Type 1848 Elevations - Variation A	HT-1848-A.e rev B

House Type 1848 Floor Plans - Variation A	HT-1848-A.p rev B
House Type 2412 Elevations Sheet 1 of 2 - Variation A	HT-2412-A.e1 rev B
House Type 2412 Elevations Sheet 2 of 2 - Variation A	HT-2412-A.e2 rev B
House Type 2412 Floor Plans Sheet 2 of 2 - Variation A	HT-2412-A.p rev B
Plot Drawings 8-11 Elevations	P8-11.e1 rev A
Plot Drawings 8-11 Elevations	P8-11 e2 rev A
Plot Drawings 8-11 Floor Plans	P8-11.p1 rev A
Plot Drawings 8-11 Floor Plans	P8-11 p2 rev A
Plot Drawings 22-24 Elevations	P21-23.e rev B
Plot Drawings 22-24 Floor Plans	P21-23.p rev B
Plot Drawings 25-28 Elevations	P26-28.e rev B
Plot Drawings 25-28 Floor Plans	P26-28.p rev B
Plot Drawings 45-47,66-67 Elevations	P45-47_66-67.e rev B
Plot Drawings 45-47,66-67 Floor Plans	P45-47_66-67.p rev B
Plot Drawings 47-50 Elevations	P47-50.e rev C.
Plot Drawings 47-50 Floor Plans	P47-50.p1 rev C
Plot Drawings 47-50 Floor Plans	P47-50 p2 rev C
Plot Drawings 56-58 Elevations	P56-58.e rev B
Plot Drawings 56-58 Floor Plans	P56-58.p rev B
Plot Drawings 72-75 Elevations	P72-75.e1 rev C
Plot Drawings 72-75 Elevations	P72-75.e2 rev C
Plot Drawings 72-75 Floor Plans	P72-75.p1 rev C
Plot Drawings 72-75 Floor Plans	P72-75 p2 rev C.
Single Garage Floor plans and Elevations	GAR.01 rev A
Twin Garage Floor plans and Elevations	GAR.02 rev A
Double Garage Floor plans and Elevations	GAR.03 rev A
Entrance View Comparison drawing	EVCD 01
CGI Perspective View 1	CGI-01
CGI Perspective View 2	CGI-02
CGI Perspective View 3	CGI-03

CGI Perspective View 4	CGI-04
CGI Perspective View 5	CGI-05
Landscape Drawings	
MAT23403 11C Sheet 1 of 4	
MAT23403 11C Sheet 2 of 4	
MAT23403 11C Sheet 3 of 4	
MAT23403 11C Sheet 4 of 4	Planting Schedule included
MAT23403 12C Sheet 1 of 4	
MAT23403 12C Sheet 2 of 4	
MAT23403 12C Sheet 3 of 4	
MAT23403 12C Sheet 4 of 4	
MAT23403 15B – Playground Details	
Drainage	
2104400-010 rev F – Drainage Strategy	
Highways	
2104400-004 rev D Highway Layout Plan	
Ecology	
EBD_1995_DR001 – Integrated Bat Boxes Plan	
EBD_1995_DR003 – Fencing and Receptor Plan	
Reports	
Design and Access Statement	DAS-01 rev C
Landscape and Biodiversity Management Plan	MAT23403 Man rev B Jan 2022
Soft Landscape Specifications	MAT23043 Spec - September 2021
Drainage Technical Note	2104400-03-Tina Nursery – September 2021
GCN Mitigation Strategy	Ecology by Design July 2021
Arboricultural Impact Assessment	Southern Ecological Solutions 17/09/21

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.