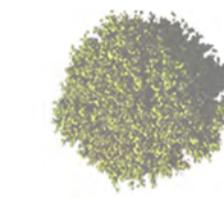


KEY:

- * Affordable Units
- * Feature Units



EXISTING TREES



EXISTING HEDGES



PROPOSED NEW TREES & PLANTING



AFFORDABLE UNITS



FEATURE UNITS



SITE BOUNDARY

AD	10-02-21	Site layout amended in response to Planning Department's comments.	AL & SF
AC	18-12-20	HT 03/04AFF & 03/04S updated to reflect latest HT client submission.	AL
AB	15-12-20	Footpath added to south-east corner of the site. OS map data position reset.	AL
AA	02-12-20	Site layout amendments as per WO & SY comments	AL
Z	25-11-20	Plot 18 amended to suit WO, SM & SY comments	AL
Y	24-11-20	Site layout amendments as per WO comments	AL
X	24-11-20	Site layout amendments as per SY comments	AL
W	23-11-20	Site layout amendments for Planning App.	AL
V	13-11-20	Site layout amendments for Planning App.	SF
U	06-11-20	Layout amendments following pre-app comments and client input.	SF
T	05-10-20	Plots 4-10 re-arranged (Planning Comments) & additional parking space for plot 14.	AL
S	28-09-20	Plots 1-3 moved slightly (WO comments)	AL
R	28-09-20	Site layout amendments (WO&SM comments)	AL
Q	24-09-20	Site layout amendments (WO comments)	AL
P	25-08-20	Site layout amendments for Planning App.	AL
N	31-07-20	Minor revisions following client comments.	SF
M	30-07-20	Layout updated with minor amendments and further detail for policy compliance.	SF
L	14-07-20	Affordable units rebalanced.	SF
K	14-07-20	Plots 19+20 swapped with plot 18.	SF
J	13-07-20	Revised Site Layout following client mark-ups	SF
H	19-06-20	Revised Site Layout following client mark-ups	SF
G	15-06-20	Revised Site Layout following client mark-ups	SF
F	17-06-20	Revised Site Layout following client mark-ups	SF
E	04-06-20	Apartment blocks amended	SF
D	03-06-20	Layout amended as per client's comments	SF
C	24-03-20	Layout design revised to incorporate central open space	GB
B	23-12-19	Plot 37&38 swap into 3bed affordable houses	YC
A	13-11-19	Plot 14-16 & 28-29 position adjusted, carports added to plot 15,16,26,27 as instructed by client.	YC

Rev	Date	Amendment	Initials
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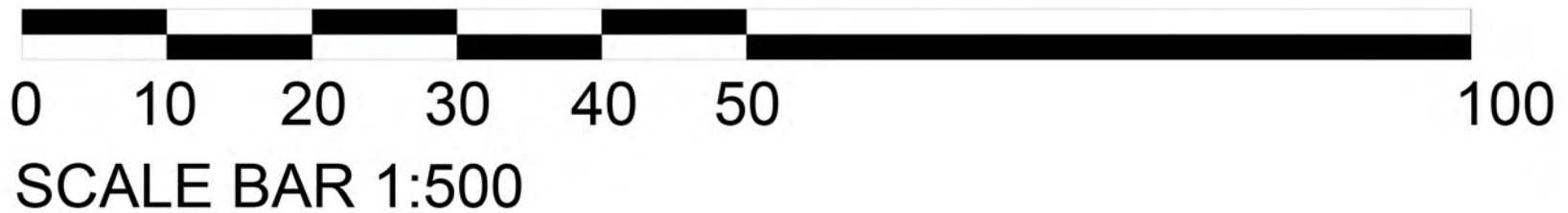
Project:
NEWGATE STREET ROAD
GOFFS OAK
Client:
STONEBOND PROPERTIES
Drawing:
PROPOSED SITE LAYOUT

Drawing no: 1313.100 Rev: AD
Scale@A1: 1:500 Date: MAY 2019 Drawn: YC Checked: SF

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FOR PLANNING



Item 2: 07/20/1220/F

Location: Land at the Junction of Newgatestreet Road & St James Road Goffs Oak

Description: Construction of 38 dwellings, creation of public open space, formation of access, hard and soft landscaping, car parking and associated works (resubmission of 07/19/0753/F)

Applicants: Stonebond Properties

Agent: Phase 2 Planning & Development Ltd

Date Received: 23/12/2020 **Expiry Date:**

Officer Contact: Jennifer Thompson **Date of Committee:** 02/03/2021

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

RECOMMENDED that planning permission be granted subject to:

(a) the applicant first 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

(b) the conditions set out at the end of the report.

1. CONSULTATIONS

- 1.1 Minerals and Waste Policy Team: Identifying the site falls within a geological area that contains sand and gravel. The site is not within the Sand and Gravel Mineral Safeguarding Area. Opportunistic extraction is encouraged when excavating foundations/footings. A Site Waste Management Plan is requested.
- 1.2 HCC Growth and Infrastructure Unit: Request provision of fire hydrants via S106 or unilateral undertaking.
- 1.3 Thames Water: No objection subject to informalities regarding new connections and water pressure.
- 1.4 Green Spaces
 - No issues with proposed removals and replacement tree
 - Landscaping mix is good and will increase biodiversity
 - Would have expected same formal play facilities on site, not aware if any off site provision

- 1.5 HCC Education Services; Request the following contributions;
£81,451.00 towards Primary Education
£ 6,216.00 towards Library Services
£ 1,565.00 towards Youth Services
- 1.6 Lead Local Flood Authority: No objections subject to conditions:
- Carried out in accordance with the submitted Flood Risk Assessment
 - Provision of a Surface Water Drainage Scheme
- 1.7 HCC Highways: Object: There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway safety, convenience, and sustainability. Specifically, this includes:
1. no tracking diagrams;
 2. no detailed plan of the proposed 3m shared path onto Newgatestreet Road (marked as strategic footpath link on the updated plans, this should be changed to shared path and the dimension of at least 3m or more shown on the plan).
 3. no commitment to upgrading the westbound bus stop on Cuffley Hill to include raised Kassel kerbing; installing pedestrian crossing facilities, dropped kerbs and tactile paving. This would reasonably include the route to the Goffs Lane / Newgatestreet Road shopping parade and Masons Parade;
 4. no detailed plan of cycle parking for visitors and non-standard bicycles to flats;
 5. no detailed plan of how some of cycle parking is proposed in garden sheds will be accessed from the street;
 6. no detailed plan to widen the public footway to 3m along Newgatestreet Road along the site's frontage;
 7. no detailed plan showing the vehicular access provided in the form of raised table access to retain pedestrian priority;
 8. no detailed plans on how the layout promotes cyclists. An opportunity exists to improve facilities for cyclists, yet these do not seem to be incorporated into the design.
 9. electric charging points - ideally one EV per unit - to be secured by a condition.

The Highway Authority continue to provide further guidance on the scheme for the benefit of the developer and suggest a Construction Management Plan would be required by condition.

- 1.8 Herts and Middlesex Wildlife Trust: No objection subject to the following conditions:
- Development shall not commence until details of 19 integrated bat boxes and 19 integrated swift boxes (model and location) marked on plans have been submitted to and approved by the LPA.
 - Development shall not commence until a landscape and ecological management plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall ensure the delivery of a minimum 10% net gain in biodiversity units to achieve a net gain in biodiversity, and include the following.

- a) An updated Natural England Biodiversity Metric calculation detailing all habitats before and after the development. The NEBM must be supplied in its original form and not as a summary.
- b) Description and evaluation of features to be managed.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving target condition for habitats as described in the approved metric.
- e) Prescriptions for management actions, only definitive measures are acceptable.
- f) Preparation of a work schedule (including a 5 year work plan capable of being rolled forward in perpetuity), clearly marked on plans.
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring plan and remedial measures to ensure habitat condition targets are met.
- i) Details of species and species mixes selected to achieve target habitat conditions as identified in approved metric, definitively stated and marked on plans.
- j) Details of enhancement features for invertebrates and hedgehog highways, to enable free passage across the development, marked on plans.

- The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. 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 of the approved scheme in perpetuity. If a net gain, i.e. 5.81 habitat units, cannot be achieved on site, details of an offsite solution for the shortfall in units, or a suitable commuted sum must be provided to the LPA to deliver the required number of units. Biodiversity offset proposals must be accompanied by a biodiversity offset establishment, management and monitoring plan.

The approved plan will be implemented in accordance with the approved details.
Reason: To secure a measurable net gain in biodiversity, in accordance with BLP policy NEB1 and with NPPF.

- Development shall not commence until a native tree planting and management plan has been submitted to, and approved in writing by, the local planning authority. Only native trees, appropriate for the area and soil type shall be planted on the development site.

1.9 Housing Team: Due to a late revision to the affordable housing tenure, comments from the Housing Team were not available when drafting this report and will be verbally reported at the meeting.

2. PUBLICITY

2.1 The Council wrote to 52 neighbouring residents and posted a site notice. There have been 7 objections raised, 6 comment/support. The representations were from Masons Parade, Newgatestreet Road, St. James Road and Colston Crescent.

3. REPRESENTATIONS

3.1 The letters of representation objected on the following grounds:

- Overdevelopment
- Increased traffic and highway safety
- Pressure on schools and services
- Need for Newgatestreet and Whitehouse Farm to have a comprehensive approach
- Impact on openness of Green Belt
- Reduced height and scale of development needed
- Concerns regarding the HCC School provision being an extension to Woodside School instead of Goffs Oak Primary due to the generation of pedestrian trips across the busy B156.
- Green Belt should be preserved
- Application goes beyond the allocation numbers
- Allocation no longer required as Woodside School no longer expanding so loss of fields not arising and no need for public open space.

4. RELEVANT LOCAL PLAN POLICIES

4.1 The Local Plan is the Borough of Broxbourne Local Plan 2018-2033 as adopted on 23rd June 2020. The following policies are considered to be relevant to this determination:

DSC1 General Design Principles
DSC3: Design Affecting the Public Realm
DSC4: Management and Maintenance
DSC5: Sustainable Construction
DSC6: Designing out Crime
EQ1 Residential and Environmental Quality
EQ5 Contaminated Land
NEB1 General Strategy for Bio-diversity
NEB3 Green Infrastructure
NEB4 Landscaping and Biodiversity in New Developments
TM1 Sustainable Transport
TM2 Transport and New Developments
TM3 Accessing and Servicing
TM4 Electric Vehicle Charging Points
TM5 Parking Guidelines
TM6 Vehicle Cross-Overs
W4 SuDS
GO4 Newgatestreet Road
ORC1 New Open Space, Leisure, Sport and Recreational Facilities
H2 Affordable housing
H4 Housing mix

4.2 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.

- 4.3 The National Planning Policy Framework (NPPF) 2019 and associated National Planning Policy Guidance notes (NPPG) should also be considered as they set out the Governments Planning Policies for England and how these are expected to be applied.
- 4.4 The Technical Housing Standards – nationally described space standards (March 2015) are relevant.
- 4.5 The Borough-wide Waste Supplementary Planning Guidance (August 2019) is relevant.

5. LOCATION AND DESCRIPTION OF SITE

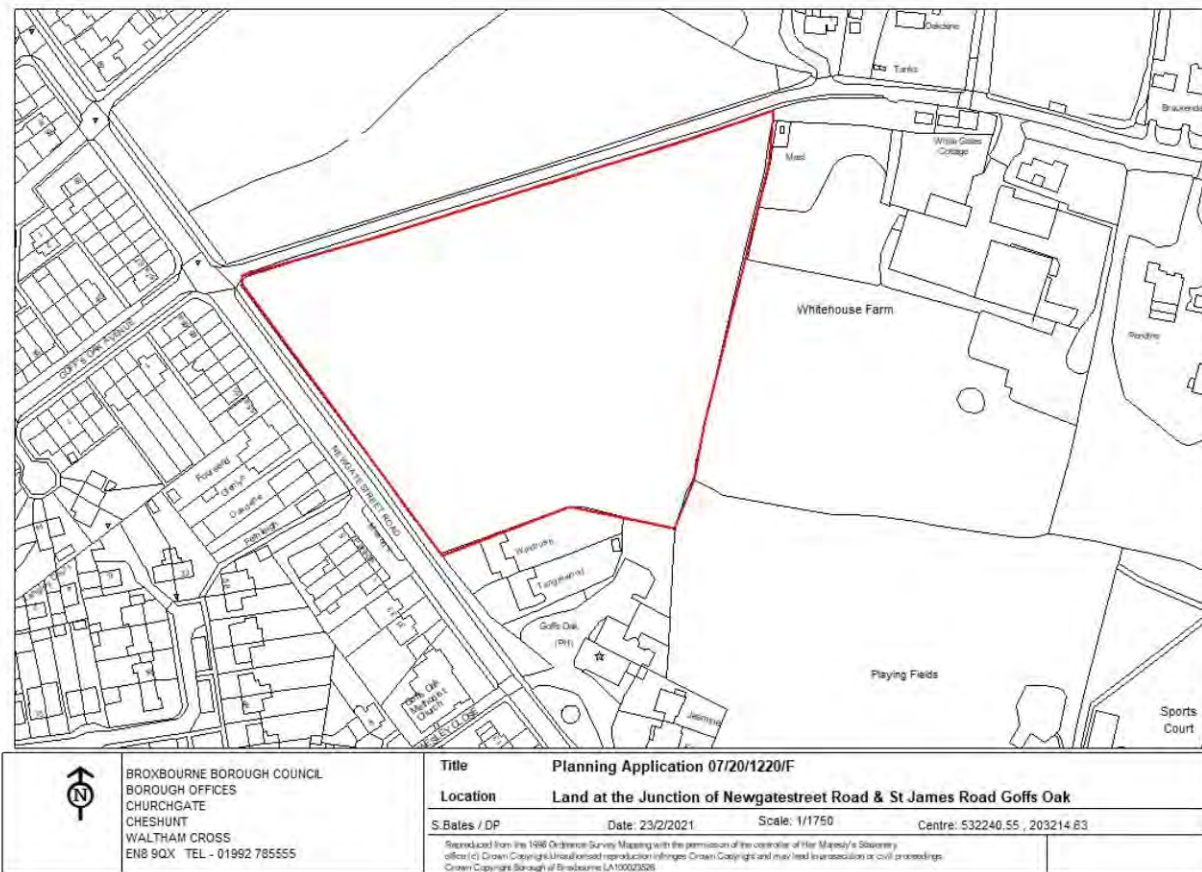
- 5.1 The application site is located along the northern side of Newgatestreet Road, a former agricultural/horticultural site now disused for the most part aside from occasional grazing.
- 5.2 The site area is 2.5 hectares situated at the junction of St. James's Road and Newgatestreet Road. The immediate surroundings are to the western side of Newgatestreet Road, residential properties, to the north, open fields, to the south a pair of detached properties and The Goffs Oak public house to the east. The open fields are identified for transfer to the Council for public use in association with the redevelopment of White House Farm.
- 5.3 The site contains no existing structures and a mature hedgerow along the site boundaries. The site is no longer contained within the Green Belt following the land allocation for residential development and green space within the Local Plan.

Figure 1: Aerial photo of area



- 5.4 The red line comprises the entire existing field, an area identified for development under policy allocation GO4 in the Adopted Local Plan.

Figure 2: Site location plan



6. PROPOSAL

- 6.1 The application seeks full planning permission for the construction of 38 dwellings, creation of public open space, formation of access, hard and soft landscaping, car parking and associated works.
- 6.2 The proposals would develop an area identified as 1.22ha, leaving the remaining 1.28ha as green space, footpath, visitor parking around the green, the main highway around the site and the attenuation pond. The main public green to the front of the site has a diameter of 96.6m x 78m and represents 0.68ha alone with a further provision of public open space provided at the rear of the site as the attenuation pond and public footpath resulting in a further 0.16ha.

Figure 3: Proposed layout



6.3 The development would comprise the following accommodation;

Unit No.	Market/Affordable	Unit Type	Occupancy	GIA sqm	Sqm garden
1	Market	House	4B 7 P		186.6
2	Market	House	3B 6P		96.7
3	Market	House	4B 7 P		91.0
4	Market	House	3B 6P		254.4
5	Market	House	4B 7 P		210.0
6	Market	House	4B 7 P		238.6
7	Market	House	4B 7 P		340.6
8	Market	House	3B 6P		132.4
9	Market	House	4B 8 P		176.2
10	Market	House	2B 3P		252.1
11	Market	House	2B 3P		72.0
12	Affordable	Maisonette	1B 2P		75.9
13	Affordable	Maisonette	1B 2P		74.2
14	Affordable	House	3B 4P		110.2
15	Affordable	House	3B 4P		100.4
16	Affordable	House	3B 6P		100.0
17	Market	House	4B 7P		127.0
18	Market	House	3B 6P		174.0
19	Market	House	4B 7 P		188.3
20	Market	House	3B 6P		111.1
21	Market	House	4B 8P		177.5
22	Market	House	3B 5P		125.2
23	Market	House	2B 3P		77.3
24	Market	House	2B 3P		77.4
25	Market	House	3B 5		75.0

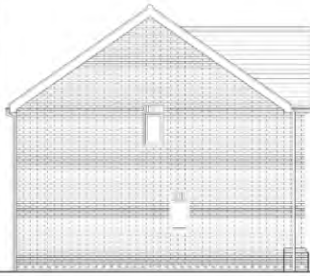
26	Market	House	3B 5P		134.8
27	Market	House	3B 5P		105.5
28	Market	House	4B 8P		208.8
29	Affordable	Apartment	2B 3P		
30	Affordable	Apartment	2B 3P		
31	Affordable	Apartment	2B 3P		
32	Affordable	Apartment	2B 3P		
33	Affordable	Apartment	2B 3P		
34	Affordable	Apartment	2B 3P		
35	Affordable	Apartment	2B 3P		
36	Affordable	Apartment	2B 3P		
37	Affordable	Apartment	2B 3P		
38	Affordable	Apartment	2B 3P		
				Communal garden	380.0
					38sqm per unit

- 6.4 The 15 units of affordable housing are concentrated into the north eastern corner of the site, comprising the flatted blocks (10x2 bed units) and plots 12-16 inclusive (2 x 1 bed maisonettes and 2 3 bed house). There are no market flats or maisonettes.
- 6.5 The proposals also incorporate;
- 7 allocated parking spaces
 - 10 visitor spaces
 - 18 single garages
 - 1 double garage
 - (Total of 97 spaces)
 - EV charging points are provided for all houses (none for flatted accommodation)
 - Footpath provision along the southern boundary and around the new highway
 - 2 benches adjacent the footpath on the southern boundary
 - attenuation pond at the northern side of the site.
- 6.6 The proposals incorporate 9 differing house types plus the flats.





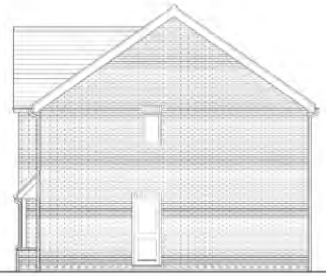
FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION



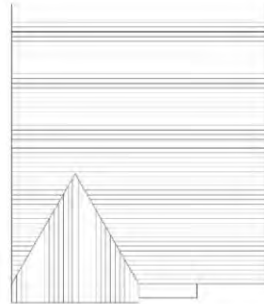
SIDE ELEVATION 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

1 of 1 sheets

Plot:
NEWGATE STREET ROAD
DOTT'S COTE

Client:
SPRINGBOND PROPERTIES

Drawn:
HOUSE TYPE PLANS & ELEVATIONS
PLOT 1 (10000453.BIM.T)

Drawn by:
11/15/2021

Checked:
1/12/2022

Scale: 1:100

Author: A. Shepherd

Project:
Springbond Properties

PLANNING



FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION



SIDE ELEVATION 2



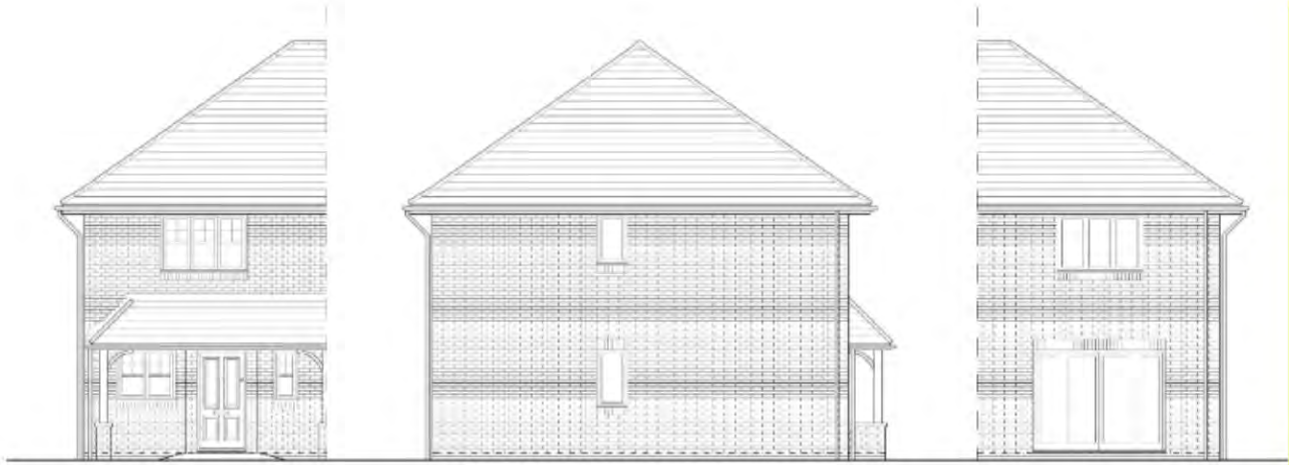
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION

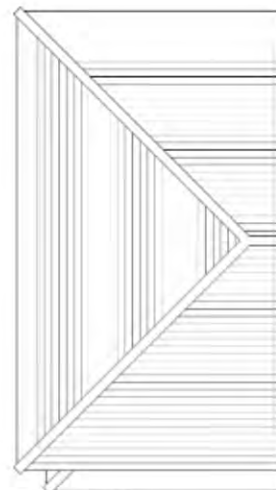
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



FRONT ELEVATION

SIDE ELEVATION 1

REAR ELEVATION

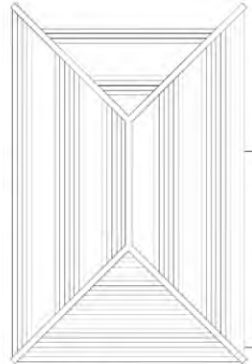
SIDE ELEVATION 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

Title: NEWGATE STREET ROAD
 SOFT'S GAK
 Author: STURGEONS PROPERTIES
 Name: RESIDENTIAL PLANS AND ELEVATIONS
 Project: 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22I, 22J, 22K, 22L, 22M, 22N, 22O, 22P, 22Q, 22R, 22S, 22T, 22U, 22V, 22W, 22X, 22Y, 22Z
 Date: 12/12/2023



FRONT ELEVATION

SIDE ELEVATION 1

REAR ELEVATION

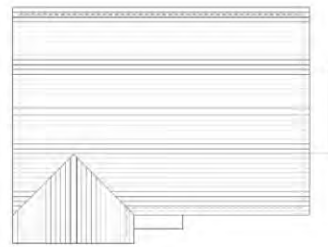
SIDE ELEVATION 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

Title: NEWGATE STREET ROAD
 SOFT'S GAK
 Author: STURGEONS PROPERTIES



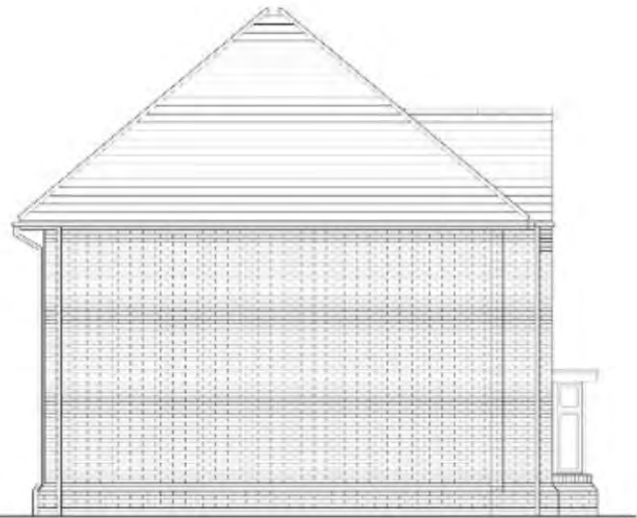
FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION



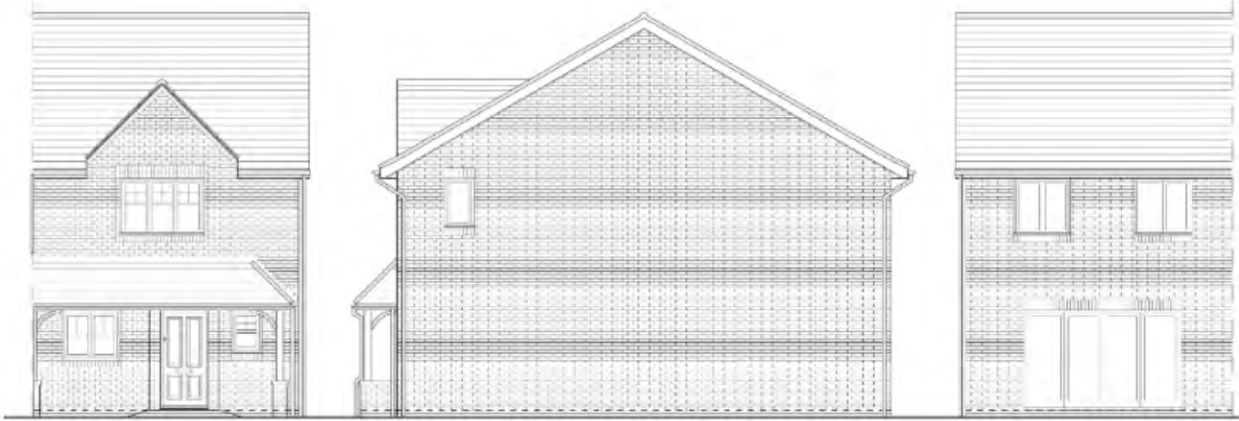
SIDE ELEVATION 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION

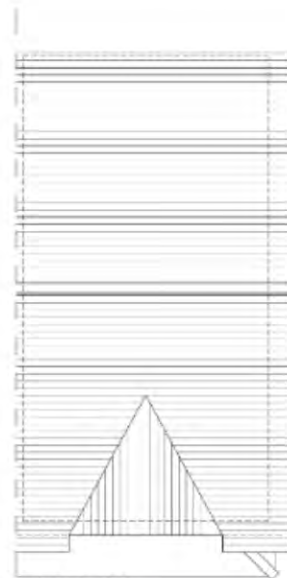
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION



SIDE ELEVATION 2



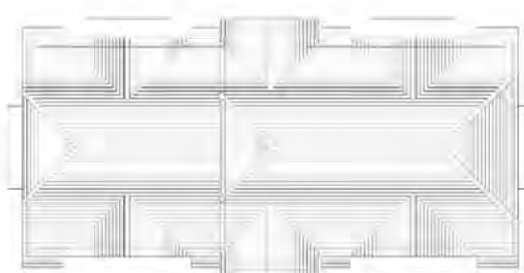
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

7. RELEVANT PLANNING HISTORY

7.1 The relevant planning history is detailed below;

7.2 07/19/0753/F Construction of 42 dwellings, creation of public open space, formation of access, hard and soft landscaping, car parking and associated works. Refused for the following reasons;

1. The application fails to accord with the policies and provisions of the Broxbourne Local Plan 2018-2033 and in particular, policies GO4 Newgatestreet Road, Policy, PM1 Sustainable Place Making and DSC1 General Design Principles as well as the place making and design provisions of the National Planning Policy Framework 2019, and in particular Section 12 Achieving well-designed places, in that it fails to deliver an appropriate village green space that will be a focus of community activities and events and the place making provisions of those documents.
2. The application is premature pending production of a Development Brief for this site as set out within Policy GO4 of the Broxbourne Local Plan 2018-2033.
3. The development fails to deliver planning obligations necessary to mitigate the impacts of the proposal on local infrastructure. As such the development would be contrary to Policy PO1 of the Broxbourne Local Plan 2018-2033.

Note : The Planning and Regulatory Committee had also resolved to refuse the planning application on the grounds that the proposal constitutes inappropriate development within the Green Belt and very special circumstances have not been demonstrated to outweigh the harm to the Green Belt, contrary to Policy GBC2 – Development within the Metropolitan Green Belt – of the 2005 Borough of Broxbourne Local Plan and the NPPF. Following the adoption of the Local Plan, the application site is no longer located within the Green Belt and this reason no longer applies.

7.3 Whilst the site and application did not benefit from formal pre-application advice, the Applicant was involved throughout the Local Plan process during the Site Allocation and has been involved in master planning for the site..

8. APPRAISAL

8.1 Following the previous refusal under 07/19/0753/F the Council has now formally adopted the Borough of Broxbourne Local Plan 2018-2033 and associated land allocations and housing delivery strategy. This includes land allocation GO4 Newgatestreet and associated removal of the site from the Green Belt. For the application site, this allocation seeks to provide new public open space, an estimate of 25 homes including 40% affordable housing, pedestrian crossing to Newgatestreet Road and pedestrian links to the existing playing pitches.

8.2 The main issues to consider in the assessment of this proposal are as follows;

- Principle of development
- Sustainability;
- Housing mix and affordable housing
- Design, layout and appearance;
- Impact on amenity if existing neighbouring residents;
- Amenity for future residents;
- Highways and Parking;
- Landscaping and open space provision
- Biodiversity;
- Refuse and Recycling;
- Planning Obligations;
- Flood risk and drainage;
- Air Quality and public health;

Principle of development

8.3 The site is no longer located in the Green Belt and benefits from site allocation under Policy GO4 for the provision of residential development and public open space. The conceptual plan for the site is set out below;

Figure 11: Local Plan figure 10: Goffs Oak village indicative concept diagram



8.4 Policy GO4: Newgatestreet Road

The site identified on the Policies map is allocated for development as follows:

1. Approximately 25 homes;
2. 40% affordable housing
3. New public open space – minimum 0.8 hectares;
4. Pedestrian crossing on Newgatestreet Road.
5. Pedestrian links to the existing playing fields.

A development brief will be prepared for this site.

- 8.5 The Development Brief has been prepared and consulted on but remains in draft. The present application has been progressed in close alignment with the brief and has now reached a position where officers consider that the application should move forward to determination without the need to formally adopt the brief.

Figure 12: Design Brief illustration



- 8.6 The proposed layout submitted does not conflict with the Design Brief progressed and the underlying vision to secure an overlooked, attractive, highly visible public green for play, recreation and community events is provided for, albeit the finer detail requires to be secured by condition and S106.
- 8.7 The proposed development includes 15 units of affordable housing. At 39.5%, this is considered to be acceptable. The site contains in excess of 0.8 hectares of public open space, the majority of which is within the new public green space fronting Newgatestreet Road. The dimensions of that open space have been negotiated with officers to constitute a useable green space for the village and are now deemed to be acceptable. The pedestrian links are provided to the playing fields, but the intended pedestrian crossing on Newgatestreet Road as part of the proposals, requires provision from the S106 contributions proposed.
- 8.8 The Local Plan and associated Masterplans intend that the land allocation GO4 and the recent proposal to develop White House Farm are linked via open space provision and footpaths, to increase connectivity in the wider Goffs Oak and St James area and ensure a joined up approach. This approach does not extend to design as the developments are wholly separate and conceptually different in styles, an acceptable approach as both site would be viewed as clearly separate entities. The proposed development achieves this objective.

Figure 12: Broxbourne Indicative Masterplan (residential layout indicated is not up to date)



- 8.9 The site benefits from land allocation GO4, and the development accords with the policy allocation requirements; accordingly residential development is acceptable in principle subject to detailed matters.
- 8.10 **The principle of the redevelopment of the site for residential redevelopment accords with policy objectives set out within National Policies and accords with policy GO4 of the Adopted Local Plan.**

Sustainability

- 8.11 The site is positioned on the edge of both Goffs Oak and St James' and accordingly benefits from local facilities. The site is immediately opposite a local shopping parade having access to the facilities within the same. The allocation made would provide a local contribution to the population growth in the area and the sustainability impacts have been assessed against the Councils Sustainability Impact Assessment at Local Plan Stage.
- 8.12 One of the biggest challenges facing Goffs Oak is the provision of primary school places. Local primary schools are full and children are currently bussed to Cuffley. The ideal resolution is a proposal to expand Woodside Primary School from one to two forms of entry. That scheme had been promoted by the County Council and is supported by the new Local Plan. However, Woodside has recently been transferred to an Academy Trust, the intentions of that Trust are unknown in relation to future expansion and there is currently no deliverable scheme. Whilst not ideal, in order to meet their obligations, new developments in Goffs Oak are

therefore reliant on the new primary school proposed at Rosedale Park. The Council has correspondingly sought contributions from Goffs Oak applications on the same pro rata basis as the Rosedale Park developments.

8.13 The residential use accords with sustainability policy objectives set out within National Planning Policy Framework.

Housing Mix and Affordable Housing

8.14 Local Plan Policy H4 seeks a mix of housing for each site that is balanced and socially diverse. At least 5% of units in schemes over 20 units should meet Building Regulations Requirement M4(2) – Category 2 – Accessible and Adaptable Dwellings.

8.15 The proposed development provides a good range of unit sizes and tenures. but Officers note the provision of affordable units within flatted accommodation and no market provision within flats.

8.16 The mix of market housing is skewed towards 3 and 4 bedroom houses with 17 of the 23 market properties falling within this category. The remaining 6 market properties are 2 bedroom houses. Whilst the predominant market need is for 3 bedroom properties in the Borough, the character of Goffs Oak and the surrounding area is such that larger family homes will likely be easy to market here, with the two bedroom units providing a welcome starter home for many young families in this area.

8.17 The mix of affordable housing anticipated is set out in policy H2. The primary need in the Borough is for 1 and 2 bed units, with some family provision still required. The proposed allocation generally reflects the Borough need. Whilst larger units are not provided, it is unlikely that they would be affordable for affordable housing tenants in this locality.

8.18 The affordable housing tenure has undergone a late revision immediately prior to the issue of the Council's Agenda. The proposed development now incorporates a mix of 53:47 in favour of shared ownership;

- 2 x affordable rent 1-bed maisonettes
- 10 x 2-bed flat (5 shared ownership and 5 affordable rent)
- 3 x 3-bed houses for shared ownership

8.19 The Councils' policy is for a 65:35 split between affordable rent and shared ownership housing. However, the applicant's justification for the revision is the strong demand for 3 bed shared ownership units locally.

8.20 The Councils Housing Officers have yet to comment due to the timing of the revision and their views will be reported verbally at the meeting.

8.21 The proposed housing mix reflects the local community and Borough wide need for housing as identified in policy H2. The proposed allocation of affordable housing is noted to be skewed towards flatted accommodation, however this would represent easier maintenance for the RSL and is not in itself harmful, with a good mix of affordable units presented. The Housing position regarding tenure will be reported at the meeting, as the tenure provision is not policy compliant but may reflect the

immediate community need and character of the area, with sufficient justification to enable the Housing Officers to support this variation on this occasion. **The proposed housing mix and affordable housing unit numbers accord with policy objectives set out within National Policies and accords with policies H2 and H4 of the Adopted Local Plan. The tenure mix proposed is subject to the views of the housing officers.**

Design, Layout and Appearance

8.22 The proposed development would provide a varied unit mix, size of unit and tenure of occupation. The proposals incorporate approx. 9 unit types and make use of a varied materials palette. The design incorporates two feature units and feature trees centrally either side of the main road through the site. The units proposed make use of high quality materials and finishes, provide a varied design of unit throughout the site and provide visual interest at key points.



PROPOSED STREET SCENE A-A (10F2)
02/22 1:50



PROPOSED STREET SCENE A-A (20F2)
02/22 1:50



8.23 Officers have worked with the applicant to ensure that all dwellings display an active frontage to either the street or surrounding open spaces and the proposals are accompanied by a landscaping scheme identifying significant new planting to create a tree lined public open space and corridors through the development.

- 8.24 The proposals are designed to front onto the public green, designed as an open flexible space for community use. Wooden bollards prohibit vehicular access to the green with the exception of a singular access point opposite the access through the site. The southern boundary also incorporates two benches along the footpath. The hedging is retained along the boundary with Newgatestreet Road.
- 8.25 In respect of design, Council aspirations intend a more visually open space fronting Newgatestreet Road as set out in the design brief, thus a limited removal of a length of hedgerow opposite the shopping parade is necessary. This can be secured by condition. Further enhancements such as more public seating and dog foul bins to the open space provision are also required and these can be secured via a hard and soft landscaping condition.
- 8.26 **Subject to further detailed improvements through conditions relating to the detail of the landscaped open space and the removal of hedgerow opposite the shopping parade, the proposed development is considered to be in accordance with the aims and objectives of policies DSC1, DSC3, DSC6 and ORC1 of the Adopted Local Plan.**

Impact on Amenity of Existing Neighbouring Residents

- 8.27 The proposed new units are well separated from neighbouring plots by either the depth of existing plots or the public highway along Newgatestreet Road. The proposed new dwellings are sensitively aligned to existing residences and would not give rise to any significant adverse impact to amenities enjoyed by existing residents.
- 8.28 The nearest neighbouring property is on the southern boundary, known as "Windrush". As can be seen from the image of 'Windrush' the gable end of the property fronts onto the southern boundary of the application site. This elevation has no windows within it and the proposed property on Plot 17, is to be set-back from this property at the very rear of the neighbours plot, as such there should be little or no overlooking from the new dwelling on plot 17. The proposed new footpath will run along the boundary of this property, however, this will be separated by the existing mature hedge and is not considered to cause an unacceptable loss of amenity.

View of southern corner of application site showing 'Windrush'



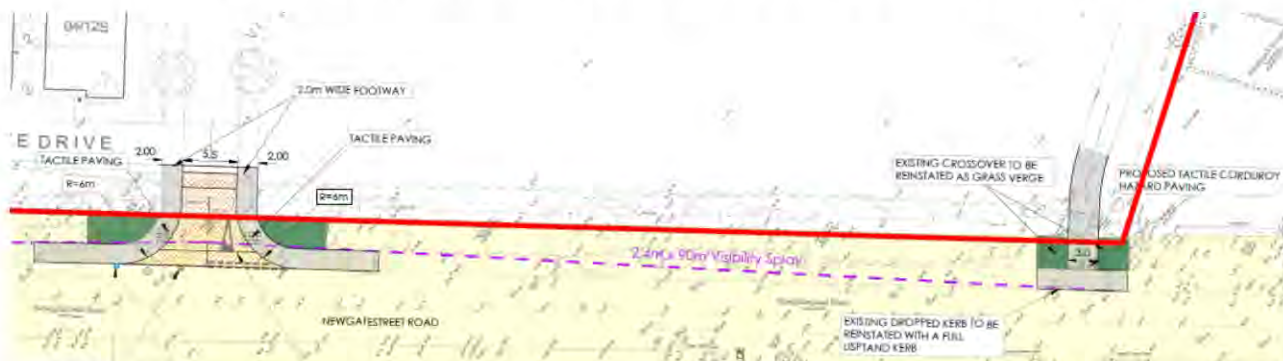
- 8.29 The proposals incorporate new pedestrian links to the adjacent public open space and accordingly support Council objectives to increase connectivity within and between the villages of Goffs Oak and St James'. **Accordingly the proposals are considered to accord with Local and National policies in respect of existing neighbour amenities.**

Amenity for Future Residents

- 8.30 As set out in the schedule of accommodation, all units meet or exceed the National Space Standards and provide generous amenity provision.
- 8.31 The proposed units will meet the required garden depth of 10m. Officers note the affordable flatted blocks to the rear are at one end slightly closer than 10m, however windows are offset from the edges of the building increasing the distance to closer to 10m at point of outlook. In addition blocks are orientated into the site to benefit from views onto the communal space. The windows facing onto the communal gardens serve bedrooms and accordingly this relationship is considered acceptable.
- 8.32 Officers note there is no boundary treatment indicated to the garden surrounding the flats. This can be addressed via a hard and soft landscaping condition.
- 8.33 Open market accommodation benefits from units that are generally generous in provision in respect of internal and external space and many enjoy the dual benefit of the views across the green..
- 8.34 **The amenities afforded to future occupants meets the aims and objectives of local and national policies.**

Highways and Parking

- 8.35 The proposals include a new access off Newgatestreet Road, leading to a highway and footpath around the main crescent of the development, leading to a shared surface to the rear.
- 8.36 Highways have objected for the reasons set out in para 1.7. The tracking drawing requested accompanies the application and indicates no issues. The detailed plan illustrating a 3m annotated shared path was provided as demonstrated below;



- 8.37 The objection seeks a commitment to upgrading the westbound bus stop on Cuffley Hill and the S106 heads of terms propose a £65,595.00 contribution towards sustainable transport. It is envisaged this contribution would meet this requirement. The Highway Authority has sought provision of non-standard bicycle storage and visitor cycle storage and the applicant has incorporated this provision in a revised plan. Access to the cycle storage in sheds is anticipated via a garden access gate and can be secured via the hard and soft landscaping scheme. There are no units without side access opportunity. The Highway authority has identified there is no detail of a widened public footpath to 3m or the provision of a pedestrian cross to the shopping parade. Officer anticipate the further contribution of another £65,595.00 would meet this cost and the detailed drawings can be secured by condition. The absence of detailed cycle plans through the site can be secured by condition when the footpaths are finalised beyond the site, however the main Crescent would be lightly trafficked and the shared space beyond would be suitable for vehicles, pedestrians and cyclists. Officers consider this satisfactory. EV charging points have now been provided to all bays. Accordingly, Officers consider all issues either resolved or reconcilable via condition and S106 and as such should not hinder the progress of this application.
- 8.38 Parking provision is 97 spaces spread across the site. The larger market homes generally benefit from two spaces in tandem with a garage to the rear of these spaces, plot 9 benefits from a double garage and two parking spaces. Unit 12, a 1 bed maisonette has only 1 space, otherwise all units have 2, market homes generally having a further garage also. Plots 26 and 27 have one space and one garage each. The flats benefit from 16 spaces between 10 units (including 2 visitor bays) and further visitor parking is provided on the access road on the central green. Overall parking provision on site is considered acceptable and to meet the Council's policies.
- 8.39 EV charging points are now provided for all units.

- 8.40 Cycle storage is intended within garaging or where no garage is provided, either the allocated secure shed or the bike and refuse stores for the flats. Visitor cycle parking for the flats is provided on Sheffield stands for up to 6 cycles.
- 8.41 **The access and parking provision meets all highway policy requirements.**

Landscaping and Open Space Provision

- 8.42 The proposals incorporate an area of public open space on the green to the front of the site that is 0.68ha, measuring 96.6m across the width of the site frontage for a depth of 78m. This is in addition to a further area of 0.16ha at the rear of the site. This provision is in accordance with policy G04 and the Council's draft Design Brief.
- 8.43 The landscaping scheme includes retention of existing hedging, a generous provision of planting, including tree-lined streets and feature trees at the central route through to the rear of the site. Officers are satisfied that the proposed landscaping meets the policy and design brief requirements, subject to some further enhancement via condition. This is possible as the proposal has sufficient space to incorporate this. Namely there is a need to provide more seating and means of refuse disposal, with some enhanced areas of low level shrub planting.
- 8.44 Officers wish to require by condition that the retained hedgerow opposite the Shopping parade is removed to visually open the space to Newgatestreet and ensure the area performs the intended village function as well as providing setting and amenity for the new occupiers. The open space on the site frontage is an area of the size as set out in the Design Brief, retained as open space to enable multifunctional use for play, recreation and community events.
- 8.45 **The landscaping provision meets the Design Brief and policy G04 and the cumulative landscaping provision accords with policy objectives set out within national policies and accord with policies NEB3 and NEB4 of the Adopted Local Plan.**

Biodiversity

- 8.46 The application has been accompanied by a Preliminary Ecological Appraisal. Review by the Herts and Middlesex Wildlife Trust has found the report largely satisfactory and subject to the provisions of a further appraisal to be secured by condition, and an onsite ecological enhancement with an index of 10% or more (to be secured by condition) as required by policy, the proposals are acceptable.
- 8.47 **The biodiversity enhancements incorporated into the proposals in the submission and that can be secured by condition satisfy the Councils policies NEB1 and NEB4.**

Refuse and Recycling

- 8.48 The proposed layout has indicated the collection route for a refuse vehicle and where bin collection points would be required for units on private driveways. Contrary to highway comments vehicle tracking information has been provided and demonstrates sufficient turning for refuse vehicles.

- 8.49 Each housing plot incorporates refuse storage and the proposed flats have communal refuse store provision.
- 8.50 **Officers are satisfied refuse provision and collection arrangements meet Council refuse policies.**

Planning Obligation

- 8.51 The following planning obligations have been sought and are agreed in principle:
- 39.5% affordable housing 53/47% shared ownership/social rent.
 - £65,595 – sustainable transport
 - £65,595 – highway improvements
 - £663,190.00 Education contribution
 - £6,216 - libraries
 - £1,565 – youth services
 - £23,523 - health
 - £108,571 – sport and recreation
- 8.52 A management plan will be required for the development, in particular for the new village green space. Subject to detailed agreement, this may be adopted by the Council. Fire hydrants also need to be provided for the development.
- 8.53 The proposed obligations reflect the local needs arising from the proposals in accordance with Council policies.

Flood Risk and Drainage

- 8.54 The applicant has provided a drainage strategy to accompany the application and the submission incorporates a large attenuation pond.
- 8.55 The HCC Lead Flood Authority has commented they have no objection subject to conditions securing the development be carried out in accordance with the submitted Flood Risk Assessment and provision of a Surface Water Drainage Scheme

9. CONCLUSION

- 9.1 This application brings forward development on a site that is allocated within the new Broxbourne Local Plan. That allocation provides for a small development of 25 houses to enable a major village green space close to the centre of Goffs Oak.
- 9.2 The application is for 38 dwellings. The proposed development does represent a small and prospectively pleasant development that is in accordance with most of the Council's policies and guidelines. Its conventional layout, design and density are appropriate to Goffs Oak and it provides a configuration that retains a significant area of green space.

- 9.3 The proposals as submitted adhere with the Councils policy requirements and the draft Design Brief as developed by the Council, accordingly the Local Plan allocation objectives and the vision of the design brief are met. The proposals incorporate a key public open space for use by the surrounding community and the planning obligations accompanying the proposals make provision for the necessary pedestrian crossing, school provision and locally enhanced open space.
- 9.4 Officers consider the proposals as now lodged and the advancement of the Broxbourne Local Plan with the associated land allocations have cumulatively overcome the previous reasons for refusal in that the development now incorporates an appropriate Green Space for the community, accords with the draft Development Brief and incorporates sufficient S106 commitments.
- 9.5 Officers note the quantum of development exceeds what was indicated in the policy allocation, however the unit number is indicative only to ensure best use of land and does not prohibit enhancement or uplift where this can be achieved without dilution of the design and layout of the proposals. The applicant has demonstrated high standards of quality and design throughout and provide a high quality soft landscape around the designs, resulting in a development that is anticipated to support the visual aesthetic of Goffs Oak and St James and is accompanied by the community infrastructure and contributions to have a positive impact on the surrounding community.
- 9.6 Mindful of the above, subject to the acceptance of the proposed affordable housing tenure by the Housing Officers, and the provision of conditions and S106 as indicated, Officers recommend approval for the proposals.

RECOMMENDED that planning permission be granted subject to:

(a) the applicant first 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

(b) the conditions set out below.

Recommended Conditions:

- 1. Time limit 3 years.**
- 2. Development to be implemented in accordance with submitted plans, reports and specifications.**
- 3. Submission of details of external finishes in full.**
- 4. Provision of a Site Waste Management Plan.**
- 5. Carried out in accordance with the submitted Flood Risk Assessment**
- 6. Provision of a Surface Water Drainage Scheme**
- 7. Construction Management Plan**
- 8. Provision of EV points to all units as demonstrated on approved plans.**
- 9. Development shall not commence until details of 19 integrated bat boxes and 19 integrated swift boxes (model and location) marked on plans have been submitted and approved by the LPA. These devices shall be integrated into the brickwork of the buildings, fully installed prior to occupation and retained as such thereafter.**

Reason: In accordance with BLP policy NEB4 VI and to conserve and enhance biodiversity in accordance with NPPF.

- 10. Development shall not commence until a landscape and ecological management plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall ensure the delivery of a minimum 10% net gain in biodiversity units i.e. 5.81 habitat units, and 2.59 hedgerow units, to achieve a net gain in biodiversity, and include the following.**
- a) An updated Natural England Biodiversity Metric calculation detailing all habitats before and after the development. The NEBM must be supplied in its original form and not as a summary.**
 - b) Description and evaluation of features to be managed.**
 - c) Aims and objectives of management.**
 - d) Appropriate management options for achieving target condition for habitats as described in the approved metric.**
 - e) Prescriptions for management actions, only definitive measures are acceptable.**
 - f) Preparation of a work schedule (including a 5 year work plan capable of being rolled forward in perpetuity), clearly marked on plans.**
 - g) Details of the body or organisation responsible for implementation of the plan.**
 - h) Ongoing monitoring plan and remedial measures to ensure habitat condition targets are met.**
 - i) Details of species and species mixes selected to achieve target habitat conditions as identified in approved metric, definitively stated and marked on plans.**
 - j) Details of enhancement features for invertebrates and hedgehog highways, to enable free passage across the development, marked on plans.**
- 11. The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. 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 of the approved scheme in perpetuity.**

If a net gain, i.e. 5.81 habitat units, cannot be achieved on site, details of an offsite solution for the shortfall in units, or a suitable commuted sum must be provided to the LPA to deliver the required number of units. Biodiversity offset proposals must be accompanied by a biodiversity offset establishment, management and monitoring plan.

The approved plan will be implemented in accordance with the approved details.

Reason: To secure a measurable net gain in biodiversity, in accordance with BLP policy NEB1 and with NPPF.

- 12. Development shall not commence until a native tree planting and management plan has been submitted to, and approved in writing by, the Local Planning Authority. Only native trees, appropriate for the area and soil type shall be planted on the development site.
Reason: To maximise the benefits to biodiversity of the tree planting scheme in accordance with NEB4**
- 13. Provision of detailed Hard and Soft Landscaping Scheme for the site including enhancement to on site seating provision and dog foul/refuse provision and on site cycle route provision.**
- 14. Notwithstanding the detail on the approved plans, the developer shall submit details of a reduction to the hedgerow along Newgatestreet Road to include the removal of the hedge immediately opposite the shopping parade. Such details shall be agreed in writing prior to works being conducted and maintained in accordance with the approved detail.**

Reason: To ensure the development and open space as approved forms an active frontage with Newgatestreet Road and provides a visually open space for the community in accordance with the site allocation G04 and the vision of the draft Design Brief.

TOWN AND COUNTRY PLANNING ACT, 1990

Reference No: 07/20/1220/F

c/o Phase 2 Planning and Development Ltd
270 Avenue West
Great Notley
Braintree
CM77 7AA

Description of Development: Construction of 38 dwellings, creation of public open space, formation of access, hard and soft landscaping, car parking and associated works (resubmission of 07/19/0753/F)

Location of Development: Land at the Junction of Newgatestreet Road & St James Road Goffs Oak,

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, 23/12/2020 and received with sufficient particulars on 24/12/2020

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 3 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 and completed in accordance with the proposals contained in the application and drawing numbers detailed below submitted therewith, unless the Local Planning Authority otherwise agrees in writing.

18.1313.100AD Site Layout Coloured

1313.200F - Garden Depths

1313.201F - Parking Layout

1313.202D - Storey Heights

1313.203E - Affordable Housing Plan

1313.204D - Refuse Strategy

1313.205H - Materials Plan

1313.206D - HT Distribution Plan

1313.207C - Boundary Treatment Plan

1313.208C - HT Handing Plan

1313.210A - Net Developable Areas Plan
1313.211A - Developable Areas Plan

1313.300D - Streetscene AA BB
1313.301D - Streetscenes CC DD
1313.302E - Streetscenes AA BB CC DD

1313.400D - Plot 1 Plans and Elevations
1313.401B - Plot 2 Plans and Elevations
1313.402D - Plot 3 Plans and Elevations
1313.403C - Plot 4 Plans and Elevations
1313.404C - Plot 5 Plans and Elevations
1313.405C - Plot 6 Plans and Elevations
1313.406C - Plot 7 Plans and Elevations
1313.407B - Plot 8 Plans and Elevations
1313.408A - Plot 9 Elevations
1313.409A - Plot 9 Plans
1313.410A - Plot 10 Plans and Elevations
1313.411A - Plot 11 Plans and Elevations
1313.412A - Plots 12 and 13 Plans and Elevations
1313.413A - Plot 14 Plans and Elevations
1313.414A - Plot 15 Plans and Elevations
1313.415B - Plot 16 Plans and Elevations
1313.416A - Plot 17 Plans
1313.417B - Plot 17 Elevations
1313.418C - Plot 18 Plans and Elevations
1313.419B - Plot 19 Plans and Elevations
1313.420A - Plot 20 Plans and Elevations
1313.421A - Plot 21 Elevations
1313.422A - Plot 21 Plans
1313.423B - Plot 22 Plans and Elevations
1313.424A - Plot 23 Plans and Elevations
1313.425A - Plot 24 Plans and Elevations
1313.426B - Plot 25 Plans and Elevations
1313.427A - Plot 26 Plans and Elevations
1313.428A - Plot 27 Plans and Elevations
1313.429D - Plot 28 Elevations
1313.430D - Plot 28 Plans
1313.450A - Flat Block A
1313.451B - Flat Block A Elevations
1313.452A - Flat Block B Plans
1313.453B - Flat Block B Elevations
1313.460 - Single Garage Plans and Elevations
1313.461 - Single Garage Plans and Elevations
1313.465 - Double Garage (Shared) Plans and Elevations
1313.466 - Double Garage (sole) Plans and Elevations

1313.470 Rev A - Bin & Cycle Store to Flat Block A
1313.471 rev A - Bin & Cycle Store to Flat Block B

1313.020 Rev E - Design and Access Statement

ST2809-04-D Means of Access
ST2809-07-Proposed Pedestrian Upgrades

ST-2809-08-B - Swept Path Analysis

Transport Statement - ST2809/TS-1906-Rev 3

Phase 1 Geo-Environmental Desktop Study Report - 2332-Rpt 1v2

Archaeology Desk-Based Assessment - June 2019

Flood Risk Assessment - ST2809/FRA-1906-Rev 2

SES-19011-100 G Landscape Masterplan

SES-19011-101A Detailed Landscaping - I understand this will be condition

SES-19011-102A Detailed Specification - I understand this will be condition

Greengage - Preliminary Ecological Appraisal - December 2020

Greengage - Biodiversity Impact Assessment -December 2020

Greengage - BS5837 Tree Survey and Arboricultural Impact Assessment -December 2020

Planning Statement - Phase 2 - C181833

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

3 That details/samples of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority in writing before any part of the development commences.

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

4 Prior to the commencement of works, the developer shall provide a Construction Site Waste Management Plan. This shall include details of on site use of any opportunistic sand and gravel deposits found during construction, particularly in the excavation of foundations or during landscaping works and how this will reduce imported materials. The Waste Management Plan should also identify any on site opportunities to re-use construction waste on site.

Reason: To ensure sustainable construction methods are incorporated into the development in accordance with Waste Policy 12 and Minerals Policy 5.

5 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment dated 26th October 2020 reference ST2809/FRA-1906-Rev 2 prepared by Stomor Ltd and the following mitigation measures:

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 9l/s during the 1 in 100 year event 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 100 year events +climate change event providing a minimum of 510m³ (or such storage volume agreed with the LLFA) of total storage volume in attenuation basin, swales and permeable paved areas.
3. Discharge of surface water from the private network into ordinary watercourses or to the Thames Water surface water sewer on Newgatestreet Road.

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 and to reduce the risk of flooding to the proposed development and future occupiers.

6 No development shall take place until a detailed surface water drainage scheme for the site, based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

1. Full consideration of the SuDS hierarchy including exploration of discharging to an ordinary watercourse in the vicinity of the site. IF not possible to discharge to an ordinary watercourse, detailed justification should be provided.

2. Detailed engineered drawings of the proposed SuDS features including any connecting pipe runs.

3. Final management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding both on and off site.

7 Before commencement, a Construction Traffic and Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The statement should include:

- a) Map showing the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- b) Access arrangements to the site;
- c) The date of start and finish of works on site;
- d) Siting, methodology and facilities for wheel cleaning;
- e) Site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities;
- f) Cleaning of site entrances, site access roads and the adjacent public highway and;
- g) Details of provisions for temporary car parking, loading/unloading and vehicle turning areas;
- h) Hours of construction operations including times of deliveries and removal of waste;
- i) The estimated number and type of vehicles per day/week;
- j) Details of any vehicle holding area;
- k) Details of the vehicle call up procedure;
- l) Details of any changes to on-street waiting and loading restrictions that will be required;
- m) Access and protection arrangements around the site for pedestrians, cyclists and other customers;
- n) Details of measures and training to reduce the danger posed to cyclists by HGV's;
- o) Details of a construction phasing programme;
- p) Details of site hoardings;
- q) Details of measures to keep the site and plant secure; and
- r) Details of a Dust Mitigation Plan

The development shall be carried out in accordance with the approved Construction Traffic and Environmental Management Plan.

Reason - To minimise the impact of construction works upon highway safety, congestion and parking availability

8 Full details of electrical vehicle charging facilities, including allocation of live charging points, shall be submitted for the written approval of the Local Planning Authority and shall be fully implemented as approved prior to occupation of the property served by the charging facility. The site shall provide passive charging ductwork infrastructure to serve every dwelling and 100% of the dwellings shall be provided with live charging facilities.

Reason - In order to enable current and future electrical charging points to be provided in compliance with Policy TM4 of the Local Plan 2018-2033.

9 Details of 19 integrated bat boxes and 19 integrated swift boxes (model and location) marked on plans have been submitted and approved by the LPA before any part of the development progresses beyond slab level. These devices shall be integrated into the brickwork of the buildings, fully installed prior to occupation and retained as such thereafter.

Reason: In accordance with BLP policy NEB4 VI and to conserve and enhance biodiversity in accordance with NPPF.

10 Development shall not commence until a landscape and ecological management plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall ensure the delivery of a minimum 10% net gain in biodiversity units i.e. 5.81 habitat units, and 2.59 hedgerow units, to achieve a net gain in biodiversity, and include the following.

- a) An updated Natural England Biodiversity Metric calculation detailing all habitats before and after the development. The NEBM must be supplied in its original form and not as a summary.
- b) Description and evaluation of features to be managed.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving target condition for habitats as described in the approved metric.
- e) Prescriptions for management actions, only definitive measures are acceptable.
- f) Preparation of a work schedule (including a 5 year work plan capable of being rolled forward in perpetuity), clearly marked on plans.
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring plan and remedial measures to ensure habitat condition targets are met.
- i) Details of species and species mixes selected to achieve target habitat conditions as identified in approved metric, definitively stated and marked on plans.
- j) Details of enhancement features for invertebrates and hedgehog highways, to enable free passage across the development, marked on plans.

Reason: To secure a measurable net gain in biodiversity, in accordance with BLP policy NEB1 and with NPPF.

11 The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. 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 of the approved scheme in perpetuity.

If a net gain, i.e. 5.81 habitat units, cannot be achieved on site, details of an offsite solution for the shortfall in units, or a suitable commuted sum must be provided to the LPA to deliver the required number of units. Biodiversity offset proposals must be accompanied by a biodiversity offset establishment, management and monitoring plan.

The approved plan will be implemented in accordance with the approved details.

Reason: To secure a measurable net gain in biodiversity, in accordance with BLP policy NEB1 and with NPPF.

12 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services such as seating and refuse/dog foul bins, above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged

or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development, in accordance with the guidance contained within the National Planning Policy Framework, policy NEB4 of the Adopted Local Plan

13 Notwithstanding the detail on the approved plans, the developer shall submit details of a reduction to the hedgerow along Newgatestreet Road to include the removal of the hedge immediately opposite the shopping parade. Such details shall be agreed in writing prior to works being conducted and maintained in accordance with the approved detail.

Reason: To ensure the development and open space as approved forms an active frontage with Newgatestreet Road and provides a visually open space for the community in accordance with the site allocation G04 and the vision of the draft Design Brief.



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

Dated: 06/08/2021

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.