1.0 Summary of Recommendation

1.1 That powers be delegated to the Development Team Managers to grant planning permission subject to the receipt of an agreement or unilateral undertaking under Section 106 of the Town and Country Planning Act prior to the 28th of November 2014.

1.2 Should the agreement or unilateral undertaking under Section 106 not be completed and signed before 28th November 2014, it is recommended that the Development Team Managers be given delegated powers to refuse the planning application, if it is reasonable to do so, for the reason set out below:

1.3 suitable provision for affordable housing, public open space, public leisure facilities, playing fields, greenways, cemeteries, allotments, museum and cultural facilities, and section 106 monitoring has not been secured. Further, suitable provision for primary education, secondary education, nursery education, child care, youth, libraries, fire hydrants and sustainable transport measures has not been secured. The application therefore fails to adequately address the environmental works, infrastructure and community facility requirements arising as a consequence of the proposed form of

2.0 Application site / Surrounding area

2.1 The application site is a broadly rectangular area of land located between the established residential development on Coleridge Way to the East and the railway line to the West. The site is a linear strip of land measuring approximately 37m in width and 380m in length, the site covers an area of approximately 1.3 hectares in total.

2.2 There is no built form existing on the site and much of the site is covered in dense overgrown and unkempt vegetation. There are numerous trees on the site which are covered by a blanket Tree Preservation Order ref TPO/23/2010.

2.3 The site rises by approximately 9.5m from North to South, following the natural landform of the residential development to the East. Over this distance it represents a gentle gradient of 1 in 40. These existing levels allow access points at both ends of the site to be created from the existing residential road network, access to the North being from Coleridge Way and to the South from Byron Avenue. To the West of the site land falls away to the railway line.

2.4 Borehamwood is located in the southern part of the county of Hertfordshire to the North West of London. The town is part of the London Commuter belt and is just 12 miles by rail from Charring Cross Railway Station. The town has good infrastructure and transport links with major bus routes to North West London, New Barnet, Edgeware, Hatfield, Stanmore and Watford. The major traffic routes of the A1 serving the North of the country is just to the East of the town and the M25 motorway is about 2 miles to the North.

2.5 The site is located in the administrative ward of Borehamwood Hillside and does not have any specific Conservation Area or Green Belt planning policy designations.

2.6 The site is located to the West of the existing residential development bounded and accessed from Furzehill Road to the East. Furzehill Road is a major distributor road linking the A1 to Shenley Road and Elstree Way.

2.7 The site has pedestrian links to Elstree and Borehamwood Railway station which is just 400m walk from the Northern end of the site. Bus stops are also nearby with major bus routes serving Furzehill Road and Shenley Road.

3.0 Proposal

3.1 Development for 43 residential units (Class C3) with associated access, parking, amenity space and landscaping.

3.2 Access to the site will utilise and upgrade an existing access point from Byron Avenue and provide an additional access point from Station Road/ Coleridge Way. The layout provides both private and communal amenity space provision with the retention of exiting mature trees and additional new landscaping.

3.3 The development will comprise 3 blocks of flats which will accommodate 28 units, 3 no. 3 bedroom houses and 12 no. 4 bedroom houses. The proposed dwellings will have gable ends with pitched roofs with dormer windows in both front and rear elevations.
3.4 The development is to provide a mix as follows:

- 2 bedroom Apartments 26 dwellings
- 3 bedroom Apartments 2 dwellings
- 3 Bedroom Houses 3 dwellings
- 4 bedroom Houses 12 dwellings

15 units are to be affordable homes.

3.5 The layout provides general open space and play areas, this area has been centred on an existing category B birch tree and the location chosen located in the heart of the development.

3.6 There is a water course on site which is protected by the Land Drainage Act and Hertsmere Borough Council Land Drainage byelaws.

3.7 The applicant has stated that an application for drainage consent has been submitted to Hertfordshire County Council.

3.8 The site area is in excess of 1ha in area and therefore in accordance with Environment Agency guidelines, a Flood Risk Assessment is required to form part of the planning application.

3.9 The total provision of car parking spaces on site is 68 spaces, with 38 spaces for the flats and 30 spaces for the houses.

3.10 2270.5msq of private amenity space is to be provided and 620msq of public open space.

3.11 Each house will benefit from gardens offering an average of 80sqm with the flattered development offering an average of 40sqm per unit.

### Key Characteristics

<table>
<thead>
<tr>
<th>Site Area</th>
<th>1.3 hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density</td>
<td>33 dwellings per hectare</td>
</tr>
<tr>
<td>Mix</td>
<td>43 residential units including 15 Affordable Units</td>
</tr>
<tr>
<td>Dimensions</td>
<td>See Plans</td>
</tr>
<tr>
<td>Numbers of Car Parking Spaces</td>
<td>38 spaces for the flats and 30 spaces for the houses.</td>
</tr>
</tbody>
</table>

Any other relevant statistical information as appropriate

4.0 Relevant Planning History:

4.1 The application site comprises undeveloped vacant land to the east of the railway. There is no specific planning history relating to the site, however, a number of residential developments have been granted in the vicinity including:

4.2 Planning Application Ref: TP/00/1302 was approved on 7 February 2003 for the erection of 277 houses and apartments, including the provision of public open space (including a Neighbourhood Equipped Area for Play), construction of access road, cycleway and footways, provision of bus stop and pedestrian link to adjacent school site and
pedestrian and cycleway link to Station Road, siting of an area for the provision of a
neighbourhood recycling bank and provision of an underground car park, garages and
visitors car parking at the Fire Research Station, Melrose Avenue, Borehamwood, WD6
2AB.

4.3 Planning Application Ref: TP/02/0693 was approved on 9 March 2004 for outline
planning permission for the redevelopment of site for residential, open space and
community uses including new road between Furzehill Road and Former Fire Research
Station site at the Former Furzehill School, Furzehill Road, Borehamwood.

4.4 Following the above outline permission, a planning application for reserved matters was
submitted (Planning Application Ref: TP/06/0081) for the erection of 90 new residential
units with associated roads, parking, garages and landscaping. This application was
refused on 14th June 2006. However, a subsequent application (Planning Application
Ref: 06/0897) for the erection of 89 residential units with associated roads, parking,
garages and landscaping (Application for reserved matters following outline planning
permission TP/2002/0693) was approved on 10th October 2006.

4.5 In addition, a flatted development comprising 71 units has been recently erected on
previously undeveloped land directly to the west of the train station. Also, a three storey
flatted development with loft accommodation was approved (Planning Application ref:
TP/11/2320) on the former HNH Timber site adjoining the north east of the application
site.

5.0 Notifications

<table>
<thead>
<tr>
<th>In Support</th>
<th>Against</th>
<th>Comments</th>
<th>Neighbours Notified</th>
<th>Contributors Received</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>11</td>
<td>1</td>
<td>475</td>
<td>12</td>
</tr>
</tbody>
</table>

5.1 Objections

- Available space for parking is already under pressure, lack of parking, pedestrian
danger.

- Access to the development – cause congestion.

- Will create traffic through the development which has a lot of children, as well as
past a school and playground.

- Noise and Dust of construction works.

- Noise and vibrations

- Additional traffic, noise & pollution.

- Homes would be unpleasant so close to railway line.

- Trees have tree preservation orders on them.

- Removal of trees will increase noise and vibration from trains

- Nesting birds and other wildlife will be destroyed.
- Any new buildings will shroud existing gardens in shadows for the vast majority of the day.
- Loss of privacy: able to look into others living space.
- Overlooked.
- Blocked/ loss of sunlight and overshadowing.
- Local Infrastructure – School places, Local GP, Local Hospital, busier trains.
- Proximity of the new train line to the new development makes it uninhabitable.
- Back to back distance between proposed and existing properties is too close.
- Security concerns.
- Impact on trees and biodiversity.
- Drainage issues – already subsidence on existing homes.
- Density of dwellings is too excessive.
- Less green areas.

5.2 Comment
- New pedestrian access to station?
- Hope the residents will be subject to CPZ as already a problem with commuter parking.

Notices

5.3 Site Notice
   Expiry Date: 19 August 2014

5.4 Borehamwood Times 8th August 2014
   Expiry Date: 29th August 2014

6.0 Consultations

<table>
<thead>
<tr>
<th>Department</th>
<th>Comment</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage Services</td>
<td>No objection subject to conditions.</td>
<td>6 August 2014</td>
</tr>
<tr>
<td>Estates</td>
<td>No objection.</td>
<td>30 July 2014</td>
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<tr>
<td>Environmental Health &amp; Licensing</td>
<td>No objection to noise subject to condition.</td>
<td>26 August 2014</td>
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<tr>
<td>Organization</td>
<td>Decision</td>
<td>Comments</td>
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<tr>
<td>--------------------------------------------------</td>
<td>---------------------------------------------</td>
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<td>Housing</td>
<td>No Objection.</td>
<td>26 September 2014</td>
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<tr>
<td>Elstree &amp; Borehamwood Town Council</td>
<td>Concerns that trees had been cleared.</td>
<td>Concerns on scale of development and effect on neighbouring properties.</td>
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<tr>
<td></td>
<td>Comments:</td>
<td>27 August 2014</td>
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<tr>
<td>Tree Officer</td>
<td>No objection.</td>
<td>25 September 2014</td>
</tr>
<tr>
<td>Highways HCC</td>
<td>No objection subject to condition.</td>
<td>26 September 2014</td>
</tr>
<tr>
<td>Thames Water Development Planning</td>
<td>No objection subject to conditions</td>
<td>Comments: Made comment 13 August 2014</td>
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<td></td>
<td>No Response received.</td>
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<tr>
<td>Environment Agency</td>
<td>No objection</td>
<td>Comments: Comments Made 17 September 2014</td>
</tr>
<tr>
<td>Health &amp; Safety Executive</td>
<td>No Response received.</td>
<td></td>
</tr>
<tr>
<td>Hertfordshire Ecology</td>
<td>No objection – Subject to informatives.</td>
<td>Comments: 4 September 2014</td>
</tr>
<tr>
<td>HCC Spatial Planning And Economy Unit</td>
<td>Support in principle.</td>
<td>Comments: Comments Made 31 July 2014</td>
</tr>
<tr>
<td>Parish Councils</td>
<td>Comments: Made comment 28 August 2014</td>
<td></td>
</tr>
<tr>
<td>Elstree &amp; Borehamwood Residents Association</td>
<td>1. Back to back distance between the new flats and the existing houses is not sufficient for light and right to privacy. In some places on the plan the back to distance is 16m. Behind most three storey houses the back to back distance is 16m. Behind most three storey houses the back to back distance on the plans is 25m and they have planned to include a privacy guard in the form of a tree barrier.</td>
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<tr>
<td></td>
<td>2. Some existing houses will back onto car parks for the new flats. The residents already experience street noise from cars, people talking loudly and motorbikes. Parking lots may attract loiterers and they might present a security risk as an access point for burglars. It's fair to back onto someone’s garden but not fair to back onto a parking lot.</td>
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<td></td>
<td>3. Some existing houses, including 71 to 65</td>
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</tbody>
</table>
Wordsworth, will back onto a public open space. Again, this is completely unfair as it means that houses will experience noise from public space on both sides. Open space could attract loiterers and might present a security risk.

4. Wordsworth Gardens, Coleridge Way and Shakespeare drive will change from residential streets into access roads for the new development. These streets are crammed with cars and have one way access in many parts.

5. Borehamwood is currently being cramped the infrastructure cannot cope - schools, gp practices and drainage facilities has these facilities been considered under the Growth and Infrastructure Act 2013.

Comments: 29 August 2014

| Herts Constabulary Crime Prevention Design Service | Secured by Design part 2 physical security: I am unclear as to whether the applicants will be building the dwellings to the Secured by Design part 2 physical security award, which Mr Sibley, CPDA, Hertfordshire Constabulary has previously commented on. In the Planning Statement it says under 'Crime and Safety', "The development should be designed in accordance with Secured by Design Standards." To alleviate my concerns re physical security for this development, I will be looking for the development to be built to the physical security of Secured by Design part 2, which is the police approved minimum security standard.

Function: My other comments are as regards how the development will function are:

**Private rear amenity to flats:** This appears open to casual intrusion around the blocks, which offenders could exploit to break into the blocks during the day when residents are out. Ideally this should be secured for the residents only. Also with the blocks of flats only having one communal entrance to the street, which makes access to the rear private communal amenity remote for residents.

**Communal parking areas:** These provide parking areas for each block of flats, and appear open to the front, although it is not clear what the boundary and separation will be. I would encourage a boundary treatment that is visually permeable or hedging no higher than 1.2m which will aid natural surveillance into them from the
street? Also if there is no lamp columns provided in the car parking areas, then a lamp column should be strategically placed on the street outside, so that there will be some light spill into the parking area to aid natural surveillance.

**Public Open Space:** There appears some unallocated space in some areas which could be exploited by youths for anti-social behaviour. Such areas are land at the rear of the parking court next to the blocks of flats, and the open area around the open watercourse at the rear of the houses. Although on some of the plans it appears as though these may be fenced off?

**Gable end windows overlooking communal parking and public open space:** I am pleased to see that the windows such as in the gable ends of plots 14 and 15 have hedging underneath to create some defensible space for these windows. Could further gable end windows be fitted to plots 17, 30 and 36, with where necessary defensible space created under the windows?

**Recess area between dwellings:** There are recess areas between dwellings such as between plots 10 & 11, Plots 12 & 13, etc., where there are no windows overlooking. Could these recess areas to the front be reduced?

**Cycle store:** The communal cycle store for units 1 to 8, and 36 to 43 appear remote for these units could the cycle stores be better placed so there is better natural surveillance over it by residents who will be using it?

Comments: Comments Made 12 August 2014

<table>
<thead>
<tr>
<th>Department</th>
<th>Response</th>
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<tr>
<td>Hertsmere Chamber Of Trade</td>
<td>No response received.</td>
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<tr>
<td>Building Control</td>
<td>No response received.</td>
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<tr>
<td>Senior Traffic Engineer</td>
<td>No response received.</td>
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<td>CPZ - Parking Operations</td>
<td>No response received.</td>
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<tr>
<td>Community Safety Officer</td>
<td>No response received.</td>
</tr>
<tr>
<td>Waste Management Services</td>
<td>No response received.</td>
</tr>
<tr>
<td>Head Of Legal Services</td>
<td>No response received.</td>
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</table>
Asset Management - Parks & Cemeteries No response received.
Policy & Transport Manager No response received.
Hertfordshire Fire & Rescue Service No response received.
EDF Energy Networks No response received.
National Grid Company Plc No response received.
Alexandra Stevens No response received.
The Hertfordshire Environmental Records Centre No response received.
Herts And Middlesex Wildlife Trust No response received.
Affinity Water No response received.
HCC Archaeology No response received.

### 7.0 Policy Designation

- Urban area of Borehamwood.
- The site is covered by a blanket Tree Preservation Order (Ref.TPO/13/2010).

### 8.0 Relevant Planning Policies

<table>
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<tr>
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<tr>
<td>2</td>
<td>Planning Policy Guidance</td>
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<td>Watercourses, River Corridors, Floodplains and Water Meadows</td>
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<td>4</td>
<td>Hertsmere Local Plan Policies 2006</td>
<td>D2</td>
<td>Open Water Areas</td>
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<td>Hertsmere Local Plan Policies 2006</td>
<td>D3</td>
<td>Control of Development Drainage and Runoff Considerations</td>
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<td>Hertsmere Local Plan Policies 2006</td>
<td>D13</td>
<td>Noise-sensitive Development</td>
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<td>D17</td>
<td>Pollution Control</td>
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<td>8</td>
<td>Hertsmere Local Plan Policies 2006</td>
<td>D20</td>
<td>Supplementary Guidance</td>
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<td>9</td>
<td>Hertsmere Local Plan Policies 2006</td>
<td>D21</td>
<td>Design and Setting of Development</td>
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<td>D23</td>
<td>Access for People with Disabilities</td>
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<td>Species Protection</td>
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<td>E7</td>
<td>Trees and Hedgerows - Protection and Retention</td>
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<td>13</td>
<td>Hertsmere Local Plan Policies 2006</td>
<td>E8 Trees, Hedgerows and Development</td>
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<td>14</td>
<td>Hertsmere Local Plan Policies 2006</td>
<td>H8 Residential Development Standards</td>
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<td>L5 Recreational Provision for Residential Developments</td>
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<td>Hertsmere Local Plan Policies 2006</td>
<td>M2 Development and Movement</td>
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<td>M12 Highway Standards</td>
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<td>R2 Developer Requirements</td>
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<td>SP1 Creating sustainable development</td>
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<td>CS1 The supply of new homes</td>
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<td>21</td>
<td>Core Strategy 2013</td>
<td>CS2 The location of new homes</td>
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<td>22</td>
<td>Core Strategy 2013</td>
<td>CS7 Housing mix</td>
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<td>23</td>
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<td>CS4 Affordable Housing</td>
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<td>Core Strategy 2013</td>
<td>CS12 The Enhancement of Natural Environment</td>
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<td>25</td>
<td>Core Strategy 2013</td>
<td>CS15 Promoting recreational access to open spaces and the countryside</td>
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<td>26</td>
<td>Core Strategy 2013</td>
<td>CS16 Environmental Impact of new development</td>
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<td>Core Strategy 2013</td>
<td>CS18 Access to services</td>
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<td>Core Strategy 2013</td>
<td>CS21 Standard Charges and other planning obligations</td>
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<td>Core Strategy 2013</td>
<td>CS22 Securing a High Quality and accessible environment</td>
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<td>CS24 Development and accessibility to services and employment</td>
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<td>Core Strategy 2013</td>
<td>CS25 Accessibility and parking</td>
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<td>Core Strategy 2013</td>
<td>CS27 Town centre strategy</td>
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<td>Biodiversity, Trees and Landscape Supplement</td>
<td>Part B Biodiversity</td>
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<td>34</td>
<td>Hertsmere Planning &amp; Design Guide 2013</td>
<td>Part D Guidelines for Development</td>
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<tr>
<td>35</td>
<td>Supplementary Planning Document</td>
<td>AH Affordable Housing Supplementary Planning Document</td>
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<td>36</td>
<td>Supplementary Planning Document</td>
<td>PO Planning Obligations Supplementary Planning Document Parts A</td>
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<td>37</td>
<td>Supplementary Planning Document 2014</td>
<td>PS Parking Standards Supplementary Planning Document</td>
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<td>38</td>
<td>Supplementary Planning Document</td>
<td>RP Recreation Provision 2003</td>
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<td>39</td>
<td>Interim Technical Note: Waste storage</td>
<td>WS Interim Technical Note: Waste storage requirements for new developments</td>
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</tbody>
</table>
9.0 Key Issues

1. History
2. Principle
3. Architectural detailing and appearance
4. Height, mass and size
5. Spacing, setting and spatial layout
6. Residential amenity
7. Internal Floor Areas
8. On site amenity
9. Open Space
10. Pay Provision
11. Affordable Housing
12. Parking Standards
13. Highways
14. Vegetation and Landscaping
15. Ecology
16. Land Contamination
17. Noise
18. Drainage
19. Refuse
20. Crime prevention
21. Section 106
22. Equality and Diversity
23. Other matters

10.0 Comments

History

10.1 Pre-application consultation has been undertaken with the Local Planning Authority since June 2009. Most recently, formal pre-application feedback was received from Officers in September 2013.

10.2 This pre-application letter confirms the acceptability in principle of the proposed residential development and provided details of development control matters that would need to be addressed as part of any planning application, including:

1. Visual Amenity;
2. Layout & Scale;
3. Design & Appearance;
4. Parking;
5. Unit Sizes;
6. Outlook & Privacy;
7. Overshadowing/Sunlight/Daylight;
8. Amenity Space;
9. Noise;
10. Access;
11. Landscaping;
12. Energy;
13. Contamination;
14. Drainage & Flood Risk, and
15. Planning Obligations.

10.3 Further discussions with Hertsmere County Council and Hertfordshire County Council were progressed relative to the existing watercourse within the site, including a site meeting on 16th April 2014. Following this, details of the proposed treatment for the existing watercourse was received on 14th May 2014.

**Principle**

10.4 The National Planning Policy Framework (NPPF 2012) highlights the need to significantly increase the supply of houses within appropriate areas. This is further reiterated in Local Policy, in which policies CS1 and CS2 of the Hertsmere Core Strategy 2013 emphasises the need to make provision for new housing within the Borough, specifically in accessible locations within the boundaries of existing built-up areas, such as Borehamwood.

10.5 The site is located within an area where there is high demand for housing. The land is within close proximity of the Borehamwood Town Centre and has good access to services and facilities and transport links, within Elstree and Borehamwood Train Station located approximately 300m to the north of the site.

10.6 It has since been allocated in the Draft Site Allocations and Development Management Policies 2014 for residential development of 50 units (Policy SADM1, Site H3).

10.7 Reference number H3 states as follows:

Mixed residential development incorporating flats and houses. A building height of 3 storeys is acceptable on parts of the site. The height and design of buildings must not harm the amenity of the occupiers of neighbouring two storey properties. The primary vehicular access should be taken from Station Road, and a convenient pedestrian link provided to the station. A noise and vibration assessment is required: relevant mitigation measures must ensure a satisfactory residential living environment.

10.8 The proposal is for 45 units which is generally consistent with the forecast for the site.

10.9 As such, the general principle of residential development on this site would be considered acceptable and would comply with the objectives of the NPPF (2012), policies CS1, CS2 and CS22 of the Core Strategy (2013) and policies H8, D20 and D21 of the Hertsmere Local Plan (2003).

**Architectural detailing and appearance**

**Approach**

10.10 The appearance of the proposed developments should be of a high standard to promote inclusive communities and to complement the character of the existing developments in the vicinity of the site and to maintain a harmonious and holistic street scene. Therefore, the key objective for all developments should be to insure that the design is informed by it surrounding context, to avoid creating an ‘anywhere type development’ and promote strong architectural identity associated with a site. Also, it should be important for the development to integrate with the surrounding environment and compliment the neighbouring and the local area more generally.
**Context**

10.11 The area surrounding the site is characterized almost exclusively by recent residential development comprising a mix of large 3 storey flatted developments and 2 - 3 storey terraced housing. The residential dwellings are all part of the same development which gives the area a consistent vernacular of traditional construction using traditional external facing materials of brickwork, render and concrete tiled roofs. The built form is also traditional with pitched roofs and gable features being the dominant features.

10.12 The only built form immediately adjacent to the site is the rear of the existing linear development of houses along Coleridge Way and Wordsworth Gardens. The properties on Coleridge Way are a mixture of 2 - 3 storey dwellings (plan no. P.119) shows 67 Coleridge Way at 9.9 metres in height. The 2- 3 storey houses have rear and front facing dormers, with the rear ones facing the site, to serve the upper floor bedrooms. Approximately half way along the sites eastern boundary there is a collection of 2 storey houses set at 45 degrees to the other properties. These houses have accommodation in the roof space served by velux windows. Immediately to the east of these dwellings is a small terrace of 2 storey houses which flank onto the site and have no habitable room windows overlooking the site. Properties along the entire length of Wordsworth Gardens return to the 2 storey scale and are all semi-detached houses set with minimal gaps of just 1.0m between them. The second floor accommodation is served by dormer windows facing the site. The last 2 properties adjacent to Byron Way step down in scale and are a pair of traditional 2 storey dwellings.

10.13 All the houses backing onto the site have long narrow gardens which are a fairly consistent depth of between 11m – 13m.

**Assessment**

10.14 The constraints of the site have informed the development and the following design requirements have been incorporated as part of the scheme:

- Integration with the established built form in the surrounding area, in terms of architectural vernacular and detailing.
- A linear form of development fits comfortably within the existing pattern of development in the surrounding area as outlined above.
- It is considered the 3 storey dwellings are an appropriate scale of development given the context of the surrounding area and the supporting policy for it.
- External finishing materials blend with the established materials of the area.
- A mixture of dwellings have been provided to create a variety of living accommodation.

10.15 Three blocks of flats are proposed. The two end blocks (unit 1-8 and 36- 43) are similar in design, yet mirrored. They are three storeys in height (approximately 11.2m) to the front of the blocks, with a two storey element to the rear (approximately 7.9m). A forward projecting entrance is located within the centre of the front elevation. This would allow a clear identifiable entrance to each block.

10.16 The roof form would be pitched and would incorporate gable- ends and front, rear and side dormer windows. These elements are all prevalent in the surrounds and thus, the design would reflect surrounding development.
10.17 With regards to the proposed houses, there are five different house types proposed. All are three storey developments comprising pitched, gable-ended roofs, yet vary slightly in design. This variation is encouraged to ensure the development does not appear monotonous. The variation in the housing types is summarised as follows:

House Type 1:
Semi-detached
Units 9, 10, 15, 16, 34 and 35
Height: 10.2 (max)
Front projecting narrow gable to with 3 front dormers

House Type 2:
Semi-detached
Units 11, 12, 32 and 33.
Height: 10.2 (max)
Two front projecting narrow gables at both ends with 3 front dormers

House Type 3:
Semi-detached
Units 13, 14, 30 and 31.
Height: 10.2 (max)
Front projecting wider gable to with 3 front dormers

House Type 4
Detached
Unit 17
Height: 10.2 (max)
Front projecting gable.

10.18 The design of the five dwelling types would reflect surrounding development. Gable-ends are prevalent in the area and many developments include front facing gables and pitched roof dormer windows in both front and rear facing elevations.

10.19 The dwellings and the blocks of flats have centrally located entrances facing the street frontage to ensure clear legibility. The blocks of flat units are similar in appearance to the dwelling houses in two block sections with a centralised area lower in height breaking up the impression of bulk from the frontage. The end units also drop down in height to their outward side boundaries; these units have Juliette balconies on the frontage and side elevation. The centre flatted unit has gable ends with Juliette balconies on the front and rear elevations.

10.20 The car parking is located immediately adjacent to the house entrances to their frontage and as close as possible to the flatted entrances. Refuse enclosures for the flats are all within acceptable carry distances and refuse provision for the houses are not shown however appears to be space within the side gardens and can be imposed by way of condition.

10.21 The buildings surrounding the site, and in the wider immediate area, exhibit a variety of styles although roof forms are generally traditional pitched roofs. Developments recently approved close to the site, just to the west of the train station, set the character of the wider area. On this basis a distinctive style has been referenced with the choice of materials ensuring the new scheme would blend and be sympathetic to its surroundings.
10.22 The window arrangements of the existing adjacent dwellings are reflective in that proposed within the dwellings and blocks of flats; with the linear form of layout respecting the council’s guidance.

10.23 Access and servicing has been considered with dual access proposed which integrates the development into the existing road network.

10.24 In conclusion, when considering the context of the new buildings, and of the example set by the scale and nature of the existing properties, it is thought the proposal reflects the dominant existing facing materials and features and is an appropriate design solution. The scale and form would be comparable to the existing surrounding buildings.

Conclusion

10.25 No objection is raised in relation to the architectural approach and appearance of the proposed development. The proposal would enhance the local environment, street scene and surrounding area. No objection is raised by virtue of policies H8, D20 and D21 of the Local Plan (2003), policy CS22 of the Core Strategy (2013), Part D of the Planning and Design Guide (2013) and the NPPF (2012).

Height, mass and size:

Policy

10.26 Policy H8 of the Hertsmere Local Plan sets out the detailed considerations that will be taken into account when an application for new residential development is proposed. This policy seeks to ensure a residential development is harmonious to the street scene, does not over dominate the existing scale and pattern or adversely affect the general character of surrounding buildings. Additionally, Policy D21 supports this aim, by requiring new developments to respect their surroundings in terms of scale, massing, materials, layout, bulk and height. The provisions of Policies H8 and D21 are supported by the Council's Planning and Design Guide Part D, which is incorporated within Policy D20. This is also reiterated by policy CS22 of the Hertsmere Core Strategy (2013).

Height

Proposal

10.27 The proposed units are to be three storeys high when viewed from the front of the site. In the roof there is habitable accommodation and in essence is deemed as the third floor. The heights are outlined above.

Assessment and conclusion

10.28 The SPD Part D of the design guide states the height, of new development should contribute to a harmonious street scene, generally reflecting the topography and dominant heights and scale of the street.

10.29 As identified above the built form immediately adjacent to the site is along Coleridge Way and Wordsworth Gardens. These properties on Coleridge Way are a mixture of 2 - 3 storey dwellings (plan no. P.119) shows 67 Coleridge Way at 9.9 metres in height. Approximately half way along the sites eastern boundary there is a collection of 2 storey houses. Properties along the entire length of Wordsworth Gardens return to the 2 storey in height.
10.30 This surrounding area is considered to be in general accordance with the heights proposed as outlined above. No objection is raised to this element of the scheme.

**Size and mass**

10.31 The size and mass of developments must be a key consideration because such developments must add to the overall quality of the area in a positive and pro-active manner.

10.32 The scale of the proposed building footprints would reflect that of the surrounding. The three proposed building footprints would reflect that of the surrounds. The three proposed blocks of flats would be smaller than the flatted developments on Coleridge Way, while the houses would be larger than the existing houses adjoining the site. However, the building footprints would sit comfortably amongst existing development. The blocks of flats and houses are all proposed to be three storeys. This would be consistent with the height of the directly adjacent developments along Coleridge Way and Wordsworth Gardens.

10.33 No objection is raised to this element of the scheme.

**Roof form**

10.34 The roof form is traditional with low eaves detail the roof form would be pitched and would incorporate gable-ends and front, rear and side dormer windows. These elements are all prevalent in the surrounds and thus, the design would reflect surrounding development. There is a small crown roof on the rear extension element of the end flatted block developments. It is considered that this is acceptable in this instant given it is to be a rear of the development and not prevalent in the street scene. No objection is raised to this element of the scheme.

**Overall**

10.35 No objection is raised in relation to the height, size and mass of the scheme by virtue of policies H8, D20 and D21 of the Local Plan (2003), policy CS22 of the Core Strategy (2013), the Planning and Design Guide Part D (2013) and the NPPF (2012).

**Spacing, setting and spatial layout**

10.36 Development runs in a generally uniform pattern north-south along Wordsworth Gardens and Coleridge Way. Plots tend to be rectangular in shape with dwellings located to the front of plots allowing for direct street frontage. There are a number of flatted developments in the close surrounds which break up the regular pattern of developments with larger plots and larger building footprints. This results in a varied pattern and form of development in the surroundings.

10.37 Part D of the Planning and Design Guide advises that development should respect the form, pattern and rhythm of the surrounding development. The proposal would create a new through-road running north-south through the site by extending Coleridge Way to the west side of the current cul-de-sac and creates a new access from the west side of Byron Avenue.

10.38 The proposed developments would front the new access road facing west. The plots created would be larger than these directly adjoining; however they would be consistent with that in the greater surroundings due to the mix of the developments, including the flatted developments located approximately 40m north-east on Coleridge Way.
10.39 The development would comprise 3 blocks of flats and 15 houses. The flatted developments would be separated with car parking, amenity spaces and the houses in between each block. This layout and spacing would sit comfortably with the existing pattern and rhythm of development.

**Housing Mix and Density**

10.40 The proposed density equates to 33 dwellings per hectare. This density is deemed to be appropriate in this location.

10.41 Policy CS7 states that the Council seeks to ensure that additions to the market housing stock retain a broad mix. The Council seeks to ensure that developments of ten or more dwellings contain variation in the unit sizes proposed. In particular, developments in excess of 25 new homes, which contain either a very low proportion of flats or a high proportion of large, executive type (four or more bedrooms) homes, are unlikely to meet this requirement.

10.42 The proposed scheme includes a mixture of 2, 3 and 4 bedroom homes and therefore it is considered that the scheme adheres to Policy CS7. The proposed mix is listed within the ‘Schedule of Accommodation’ which is included at Appendix 4.

**Residential Amenity**

**Policy and context**

10.43 Policy H8 relates to the protection of residential amenity and Supplementary Planning Document Part D provides further guidance (enabled by Policy D20 of the Hertsmere Local Plan).

**Outlook and Privacy | Over dominance**

10.44 To protect the outlook for residents of existing dwellings and ensure an adequate level of privacy is provided for future residents of the new dwellings, Part D of the Planning and Design Guide emphasises the importance of substantial separation between developments. The guide states that where a front or rear elevation within a new development containing windows to habitable rooms would directly face another front or rear elevation containing windows to habitable rooms (i.e back to side), the building should be 20m apart. Where such elevations directly oppose a side elevation containing windows to habitable rooms (i.e. front-to-side or back-to-side), buildings should be a minimum of 10 metres apart. In cases where one or both of the opposing elevations does not contain windows to habitable rooms, closer distances may be acceptable.

10.45 The proposed houses would all appear to exceed the above dimensions. With regards to the flatted developments however, the two end blocks fall short of the required 20m with a distance of 15m shown on the plans. While it is acknowledged that obscured glazing and translucent treatment is proposed to the rear facing windows of the blocks of flats and this would likely be sufficient to ensure there would be no privacy impacts, these distances may still have detrimental outlook impacts for the existing residents of the opposite dwellings (no. 31-35 Wroxham Gardens and no. 61-65 Coleridge Way). However this impact is considered to be not significantly overly dominant given this element that is closer would not exceed 7.8 metres in height for an 11 metre width, so for this reason is considered to not warrant refusal in this instance.
10.46 Within the end block developments there are windows at first floor level serving the lounges looking into the development. It is noted that there is over a 20m distance between these and the closest housing units. As such it is considered that the level of overlooking would be acceptable.

10.47 It is also noted that Units 14 and 15 have windows in the side elevations however there is public open space between the dwelling for a distance of 25 metres which is considered to be an acceptable level of overlooking in this instance and is in accordance with guidance.

10.48 It is noted that the central block of units 18 – 29 have window within the side elevations. The nearest dwellings of 12 m and 18 metres between unit 30 and unit 17 is considered an acceptable level of overlooking from this block given there are no side windows in the dwelling houses outlined above.

Overshadowing and Solar Access

10.49 To allow a thorough assessment of any overshadowing impacts and ensure adequate solar access would be maintained in light of the development for existing properties and also for the new properties, a Daylight and Sunlight Assessment was undertaken in accordance with BRE Guidelines.

Daylight and Sunlight Assessment Criteria

10.50 To ensure that this assessment can be appropriately evaluated against Hertsmere Council’s planning policy, daylight and sunlight calculations have been undertaken in accordance with the Building Research Establishment Report ‘Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice’ 2nd Edition, 2011 (the “BRE guide”) and also British Standard 8206 – 2: 2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’, to which the BRE guide refers.

Summary of Effect of Proposed Development on Existing Surrounding Buildings

10.51 In respect of daylight and sunlight to the surrounding buildings, the proposal sits below an angle of 25 degrees from the centre of the lowest habitable room windows in the adjacent properties. The proposal therefore meets the first test of the BRE guide and is therefore fully compliant in terms of its effects on neighbouring buildings.

Summary of Analysis of Daylight, Sunlight and Overshadowing for the New Development

Internal Daylight

10.52 A complete internal daylight assessment (ADF) has been undertaken to all the main living areas across all Units 1- 43. Of the 40 rooms tested all but 8 will meet the target values as set out in the BRE guidelines. The results therefore demonstrate that the vast majority of the rooms tested would meet the BRE daylight criteria. Further, all of the 40 rooms would also fully meet the BRE target values for daylight distribution.
**Internal Sunlight**

10.53 Of the 40 rooms assessed 36 will meet the BRE target values. The BRE guide recognises that the sunlight criteria cannot always be fully achieved in flats, because of orientation constraints and density. The guide therefore has supplementary guidance for flats which states that the aim of the design should be for each unit to have a main room which receives a reasonable amount of sunlight. A reasonable amount is not further defined, however, a review of the results shows that the remaining 4 rooms receive at least 12% of the APSH within the ‘with trees scenario’. This improves to at least 21% of the APSH within the ‘without trees scenario’.

10.54 Therefore no objection is raised in relation to the loss of sunlight and daylight to the surrounding properties.

10.55 No objection is raised by virtue of policies H8 of the Local Plan (2003), policy CS22 of the Core Strategy (2013), Part D of the Planning and Design Guide (2013) and the NPPF 2012.

**Internal Floor Areas**

10.56 In accordance with Part D of the Planning and Design Guide the internal space standards are outlined as follows:

<table>
<thead>
<tr>
<th>Dwelling type (bedrooms/persons)</th>
<th>Minimum GIA (square metres)</th>
<th>Proposed GIA (square metres) approx. sizes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Three storey 3 bed unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3b/5p</td>
<td>102m²</td>
<td>Units 9 – 124.59</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 13 – 128.12</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 33 – 124.59</td>
</tr>
<tr>
<td>Three storey 4 bed unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4b/6p</td>
<td>113m²</td>
<td>Unit 10 – 128.12m2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 11 – 124.59m2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 12 – 124.59m2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 14 – 126.50m2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 15 – 124.59m2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 16 – 128.12m2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 17 – 126.50m2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 30 – 126.50m2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 31 – 128.12m2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 32 – 124.59m2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 34 – 128.12m2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 35 – 124.59m2</td>
</tr>
<tr>
<td>Affordable Apartments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2b/3p</td>
<td>61m²</td>
<td>Unit 1 – 63.28m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 2 – 61.15m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 3 – 73.49m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 18 – 61.26m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Units 19 – 61.26</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 20 – 61.43m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Units 21 – 61.43m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 22 – 61.26m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Units 23 – 61.26</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unit 24 – 61.43m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Units 25 – 61.43m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Units 26 – 61.26m2</td>
</tr>
</tbody>
</table>
| Private Apartments | 2b/3p | 61m² | Unit 4 – 63.28m²  
|                   |      |      | Unit 5 – 61.15m²  
|                   |      |      | Unit 6 – 73.49m²  
|                   |      |      | Unit 7 – 63.08m²  
|                   |      |      | Units 8 – 61.15m²  
|                   |      |      | Unit 36 – 61.15m²  
|                   |      |      | Units 37 – 63.28m²  
|                   |      |      | Unit 38 – 73.49m²  
|                   |      |      | Units 39 – 61.15m²  
|                   |      |      | Unit 40 – 63.28m²  
|                   |      |      | Units 41 – 73.49m²  
|                   |      |      | Units 42 – 61.15m²  
|                   |      |      | Unit 43 – 63.08m²  |

10.57 As seen above the internal space standards meet the required internal gross internal areas as required by Part D: Guidelines for Development. The bedrooms would meet the space standards for double and single bedrooms. Given the above it is considered that the internal size would also meet the needs of future occupants and would also enable an element of flexibility to meet changing needs over time.

*On site amenity*

10.58 In accordance with the Planning and Design Guide Part D (2006) 3 bedroom houses should provide 60m² and 4 bedroom units should provide 80m² of rear amenity garden space. Flatted developments should also provide sufficient private useable amenity space. 1 bedroom units should provide at least 20 sq m of amenity space, with a further minimum 10 sq m of amenity space for each additional bedroom. Private useable amenity space can be either communal, allocated to individual units or a combination of these two options.

- The required amenity space = 1560m²
- Amenity space proposed = 2390.5m²

10.59 As seen above the required amenity space has been provided. Overall there is no objection raised by virtue of policies H8, D20 and D21 of the Hertsmere Local Plan 2003 and Part D of the Planning and Design Guide 2013.
Open Space

10.60 Based on the information provided in the Design & Access Statement and using Table 1 in the SPG Recreation Provision (2003) the expected occupancy levels would be 113 new residents.

<table>
<thead>
<tr>
<th>Size of proposed dwelling</th>
<th>No. of units</th>
<th>Average Occupancy level</th>
<th>Number of residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 bedroom apartments</td>
<td>28</td>
<td>2</td>
<td>56</td>
</tr>
<tr>
<td>3 bedroom house</td>
<td>3</td>
<td>3</td>
<td>9</td>
</tr>
<tr>
<td>4 bedroom house</td>
<td>12</td>
<td>4</td>
<td>48</td>
</tr>
</tbody>
</table>

10.61 Based on the SPG Recreation Provision (2003), using 4sqm per person, the development should be providing 452sqm of general open space.

10.62 The plans for the open space have included the watercourse and banks within the total area which will be publically accessible and usable. The plans show a public open space of 620m² which meets the requirements which show there is adequate provision within the guidelines for the scale of the development.

Play Provision

10.63 The play provisions are based on the number of new residents. This is from the SPG Recreation Provision for Residential Development (2003):

<table>
<thead>
<tr>
<th>Occupancy of development</th>
<th>Requires</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 to 149 persons where any point of access to the proposed development is located within 800m walking distance of an existing equipped play area and an area of general open space that have the potential to accommodate the additional demand that will be created</td>
<td>A contribution towards the provision of additional equipment or the upgrading, repair and maintenance of existing and the enhancement of existing open space. On site provision may be required where a contribution would only meet this requirement in part.</td>
</tr>
</tbody>
</table>

10.64 The application was reviewed by the Council Parks Officer who made the following comment:

Currently none is proposed on site which in theory is reasonable as our play area at Byron Avenue is less than 200m walk away from the nearest access point and if the play area proposed for the open space in Wordsworth Gardens is ever installed this would be approximately 300m walk.

10.65 Given this contribution it is considered that the open space and play provision provided for the development are reasonable and acceptable.

Affordable Housing

Policy Background

10.66 Policy CS4 of the Core Strategy 2013 and the Affordable Housing SPD 2008 requires qualifying site to provide a level of Affordable Housing. On developments of 5 or more residential units or on sites of 0.2 hectares or more 35% of the units proposed should be provided on an affordable basis with a split between social/affordable rent and
intermediate tenure, which includes equity share tenure. These policies are supported by the NPPF and PPG.

Assessment

10.67 The development is for a total of 43 units, the 35% provision to be provided on site would equate to 15 affordable homes. This has been provided on site to meet this required standard. The applicant has provided a breakdown of the units as follows with further assessment below:

Schedule of Accommodation

<table>
<thead>
<tr>
<th>Private Houses</th>
<th>Type</th>
<th>Gross Internal Area</th>
<th>Units</th>
<th>Total Gross Internal Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Apartments – 15 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Units 1-3</td>
<td>2 bedroom</td>
<td>73.49 sqm</td>
<td>790 sqft</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>2 Bedroom</td>
<td>63.28 sqm</td>
<td>681 sqft</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>2 Bedroom</td>
<td>61.15 sqm</td>
<td>658 sqft</td>
<td>1</td>
</tr>
<tr>
<td>Units 18-29</td>
<td>2 bedroom</td>
<td>61.43 sqm</td>
<td>661 sqft</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>2 Bedroom</td>
<td>61.26 sqm</td>
<td>659 sqft</td>
<td>6</td>
</tr>
</tbody>
</table>

10.68 The application was reviewed by the Housing Manager who did not object to the scheme. The Developer has proposed 35% requirement for the affordable housing provision with the scheme breakdown ratio of 75% for social rented and 25% for intermediate housing stated on the applicant’s planning statement.

10.69 The breakdown of units mix and sizes proposed by the developer’s was agreed at the pre-application stage with the 2 bedroom mix acceptable.

10.70 This scheme meets with the borough’s need in terms of family housing for renting and intermediate housing. The scheme will provide a mixture of general needs and homeownership homes which will create sustainable, balance and diverse community.

10.71 As such it is considered the proposed scheme is in accordance with policy CS4 Affordable Housing and the provision has been met.

Car Parking

10.72 The relevant parking standards for all new residential developments are contained within the ‘Hertsmere Local Development Framework’ Parking Standards Supplementary Planning Document. The quantum of parking has been assessed against the standards outlined in this document.

10.73 The SPD document sets out maximum parking standards which may be subject to reduction based upon accessibility and local conditions. The site is adjacent to residential accessibility zone 3 (RAZ3) for Borehamwood town centre. Zone 3 allows for a reduction of the provision to be between 50% and 100% of the maximum requirement. A summary of the relevant car parking standards are set out in Table 1.
Table 1 – Car Parking Standards

<table>
<thead>
<tr>
<th>Number of Beds</th>
<th>Car Parking Standards</th>
<th>Reduced Provision (RAZ3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Bed</td>
<td>2 per unit</td>
<td>1 per unit – 2 per unit</td>
</tr>
<tr>
<td>3 Bed</td>
<td>2 per unit</td>
<td>1 per unit – 2 per unit</td>
</tr>
<tr>
<td>4 Bed</td>
<td>3 per unit</td>
<td>1.5 per unit – 3 per unit</td>
</tr>
</tbody>
</table>

10.74 The pre-application response considered the suitability of the proposed parking provision and acknowledged that given the site adjoins a residential accessibility zone, a reduction in the overall parking provision may be acceptable subject to a strong justification.

10.75 The applicant has stated that given the site is currently undeveloped land there has been no need for the authorities to place the site into a specific parking category. The proposed site shares the characteristics of the properties on Coleridge Way in terms of proximity to important local facilities and so the precedent for inclusion within RAZ3 is acceptable.

10.76 As required by the SPD the site is evaluated by a number of criteria to consider its relevance for inclusion within RAZ3. The criteria are as follows:

- The type, tenure, size and mix of housing;
- The layout, design and form of parking provision;
- Whether the road layout is to be adopted and/or designed to adoptable standard;
- On-street parking conditions in the surrounding area;
- Potential impact on the highway and Controlled Parking Zones (CPZs);
- Access to existing public or private car parking facilities and potential for shared parking;
- Proximity to public transport and services;
- The level of cycle parking provided; and
- The provision of mitigating measures.

10.77 The SPD states that, “Developments consisting primarily of smaller flats (1 and 2 bed) with shared parking areas are most likely to qualify for a greater reduction in parking provision.” The proposals include 28 two-bed flats which will have shared parking facilities. There are also 3 three-bed houses and 12 four-bed houses which will have parking provision on plot.

10.78 There are restricted use on-street parking controls on the surrounding streets, therefore parking will be controlled within the vicinity of the site with no easy option for new residents to overspill on local streets; with all parking need to be accommodated on site.

10.79 The site is situated in an accessible location with access to frequent bus and train services within walking distance of the site. The site is positioned adjacent to Elstree and Borehamwood Railway Station and this will be accessible via Coleridge Way directly onto Station Road approximately 300m from the site. The Station provides frequent services to Sutton, St Albans, Luton, Bedford and London.

10.80 Bus services are located on Furzehill Road approximately 700m from the site and include regular services to Borehamwood, Potters Bar, Hatfield and Watford. The site is
well linked to the pedestrian and cycle network. The town centre provides retail, employment and educational facilities is located within approximately 1km from the site.

10.81 Secure covered cycle storage will be provided above the minimum standard set in the SPD. The cycle parking provision will be for 56 spaces in total in 2 separate blocks of 16 and another block of 24 to serve the flats. The design and access statement states cycle parking storage for the houses will be within the garages this is considered acceptable in this instance. Details of the appearance of the cycle stores will be required; this further information will be controlled by way of condition.

10.82 The measures to mitigate the parking/transport impacts of the development are set out in paragraph 3.19 of the SPD and include on or off-site highway works to facilitate the use of alternative modes, the provision of a Travel Plan, and Section 106 contributions towards sustainable transport provision and CPZs.

10.83 It is noted that no parking has been provided for motorcycles, the SPD on Parking Standards (2014) requires communal parking for residential development to provided provision for motorcycles and powered two- wheelers. It is suggested that this be imposed by way of condition.

10.84 The proposals are for 28 two-bed flats, 3 three-bed houses and 12 four-bed houses. The proposed parking provision is based on 1.36 spaces per flat and 2 spaces per house. This equates to 68% of the maximum provision for the flats, 100% for the three-bed houses and 67% for the four-bed houses. The total provision on site is therefore to be for 68 spaces, with 38 spaces for the flats and 30 spaces for the houses.

10.85 Where communal parking is proposed over 20 units, 6% of the total number of spaces should be provided for exclusive disabled use. Only one of these units is required to provide disabled parking with 24 units, 6% of this is 1.44 spaces. The applicant is providing 2 spaces within the scheme to disabled parking as such it is considered the requirement has been met.

10.86 It is noted that the SPD for Parking Standards (2014) expects that new residential developments that consist of 50 or more new homes are expected to have provision for electric vehicle charging points. In developments below 50 new homes, electric charging points are encouraged. No charging points have been provided as part of the scheme, it is considered that his is acceptable in this instance given guidance.

10.87 On the basis that the site adjoins an existing RAZ (at least in part due to the fact it is undeveloped land) and is located well within easy walking distance to local facilities and sustainable transport modes and because there is no credible risk of parking overspill, a reduction of the maximum parking standards is considered acceptable for the proposed development in this instance.

Highways

10.88 A Transport Statement (TS) and a Design and Access Statement were submitted with the planning application. This is consistent with the level of assessment required in the DfT Guidance on Transport Assessment and Hertfordshire County Council (HCC) Roads in Hertfordshire Design Guide 3rd Edition.

Surrounding road network

10.89 Vehicle access to the site is via Byron Avenue which is a residential road forming a cul-de-sac at the south eastern corner of the site. The road links with Vale Avenue which
provides access to a number of residential streets to the east of the site including Melrose Avenue, Tennison Avenue and Milton Drive. Further to the north east, the residential roads link with Furzehill Road which is the primary access road for the residential area to the wider network.

10.90 An alternative access to the site is Coleridge Way which was previously industrial, but is now a residential road with relatively new build properties. Coleridge Way links through to Byron Avenue via Auden Drive and Wordsworth Gardens to the east of the site. Coleridge Way is linked to Furzehill Road via Shakespeare Drive to the north via a mini roundabout junction. Shakespeare Drive is traffic calmed and benefits from a shared cycle/footway on the northern side.

10.91 Given the nature of the site, it is proposed that two points of access are provided. The proposed site access will therefore be via Coleridge Way and Byron Avenue at both the northern and southern ends of the site. The proposed access arrangements comply with Hertfordshire County Council’s ‘Roads in Hertfordshire: Highway Design Guide’.

10.92 The northern site access will be an extension of an existing turning head on Coleridge Way. The road width will be 5.5m and footways of at least 1.8m will be provided on both sides of the road as an extension to the existing provision.

10.93 The southern site access will be provided via a new junction with Byron Avenue. A 5.5m access road and 1.8m footways on either side are proposed. Visibility splays of 43m can be achieved in both directions at the site access junction in accordance with 30mph speeds as set out in Manual for Streets.

10.94 The road layout will be offered for adoption and will be designed to adoptable standards.

10.95 Byron Avenue, Vale Avenue and Melrose Avenue include footways on both sides of the road. Pedestrian crossing facilities in the form of dropped kerbs with tactile paving is provided at the mini roundabout junction of Melrose Avenue with Furzehill Road. There are shared cycle/footway facilities on Furzehill Road and Shakespeare Drive within the vicinity of the site.

10.96 In relation to the site, there are bus stops located on Tennison Avenue and Furzehill Road. The bus stops on Tennison Avenue are served by a single service (B3) and the bus stops on Furzehill Road are served by 5 additional services (306, 398, 655 and 658).

10.97 Borehamwood Train Station is located on Station Road adjacent to the site and therefore well within walking distance. Pedestrian access is provided via Coleridge Way and onto Station Road.

Trip generation

10.98 In order to assess the likely traffic movements from the development the TRICS database was interrogated.

10.99 The proposed development is forecast to generate 25 and 27 two – way vehicle trips during the AM and PM peak hour periods respectively and 231 two – way trips during the 12 hour period.
Traffic impact

10.100 In terms of potential impact on the surrounding residential roads there are a number of routes from Furzehill Road to gain access to the site. In addition, there are two proposed points of access into the site via Byron Avenue and Coleridge Way and therefore the potential impact of the proposals will be split between both access junctions and onto the wider network.

10.101 Based on the forecast traffic generation figures, the site is unlikely to generate a significant increase in traffic on the local network. In planning terms, the impact cannot be considered “severe” in the context of NPPF para 32 to the extent that planning should be refused.

Planning obligations

10.102 It is Hertfordshire County Council’s policy, approved by cabinet in January 2008, to seek a planning obligation in respect of Sustainable Transport including, but not limited to, highway and rights of way improvement for all developments. The NPPF promotes accessibility by sustainable means including bus, cycling and walking, and the provisions of S106 of the Town and Country Planning Act allows that planning obligations may be used to mitigate the impact of development. At this stage Hertsmere Borough Council has not adopted CIL and the requirement is therefore that any planning obligations must meet the following requirements:

10.103 Be necessary to make the development acceptable in planning; Be directly related to the development; Be fairly and reasonably related in scale and kind to the development.

10.104 For a proposal consisting of 3 three-bed houses, 12 four-bed houses and 28 two-bed flats equates to a s106 payment of £42, 375.00.

Access

10.105 A new road is proposed to serve the development. This would be created by extending Coleridge Way and Wordsworth Gardens. The application has been referred to the Highways Department at Hertfordshire County Council there comments are as follows:

10.106 The proposal would also be referred to Councils Asset Management Department for comments as the required access to the site would cross Council owned land. There was no objection raised to the scheme by Council as adjoining land owner, subject to an appropriate agreement being reached with the Council regarding purchase of the land that would be acquired to access the development.

Overall

10.107 Overall, no objection is raised by virtue of policies M2 and M12 of the Local Plan (2003), policy CS25 of the Core Strategy (2013) and the NPPF subject to the imposition of conditions and the Section 106 request, as discussed within the Committee Report.

Vegetation and Landscaping

10.108 The site is undeveloped and covered in vegetation. All vegetation on site is protected by a Woodland Tree Preservation Order (ref. TPO/23/2010) and thus, development on site would generally be contrary to planning policy.
10.109 At the pre-application stage a site visit was undertaken in October 2011 by the Council's Tree Officer. The area is scrubby with a lot of bramble, hawthorn, and goat willow present, making up a considerable portion of the area.

10.110 Therefore, in arboriculture terms, it was not considered that there was sufficient justification to prevent development on the site. It was noted that it was important that some significant trees be retained.

10.111 The area as a whole provides screening and a wide buffer zone between residential properties and the railway. This buffer zone has been adequately maintained. The plans show an area of vegetation to remain between the application site and rail line.

10.112 The application was reviewed by the tree officer who made the following comment:

“The submitted Tree Survey, Arboricultural Impact Assessment and Method Statement report, ref. A27, has been assessed and is considered to be a true reflection of quality of the trees existing on the site. The quality of the 42 no. tree on the site range from High, (1 no. oak tree, T40), moderate, (8 no.), to low or of such quality that they should be removed in respect to good arboricultural practice, (33 no.). Of all of the trees only 17 no. low quality trees will be removed, although 6 no. young oaks and 1 no. ash tree will be transplanted within the site from their original position. To mitigate any loss of trees it is proposed to plant replacements as part of a landscaping scheme.

The Arboricultural input into this site appears to have been very thorough and the information used to inform an appropriate layout, allowing the retention of the majority of the existing trees. This document should also be adopted with any approval given as it contains details of a suitable tree protection scheme.”

10.113 This area would range in width between 6m to the north and 45m to the south. As such, some screening would remain, albeit significantly less than level of not only visual but, also residential amenity could be achieved for occupiers of the proposed development.

10.114 In addition, a landscaping scheme has been submitted as part of the application. This includes details of soft landscaping works, including a planting scheme. The landscaping and planting was reviewed by the Council’s Parks Team who were generally happy with the scheme however it is suggested that a condition be attached to the permission addressing the further details required for hard and soft landscaping. Also to ensure that the soft landscaping as suggested by the ecologist is included such as native seed / fruit (berries) bearing species which will be of value to wildlife. Planting should also include species which attract night flying insects which will be of value to foraging bats. Species might include; Evening Primrose (Oenothera biennis), Goldenrod (Solidago virgaurea), Honeysuckle (Lonicera periclymenum) and Fleabane (Pulicaria dysenterica).

10.115 It is also suggested that conditions be attached to ensure Landscape Management and Maintenance. Given the above it is considered that the proposal meets provision in terms of Vegetation and Landscaping.

Ecology

10.116 Local Planning Authorities have a statutory duty to ensure that protected species are protected from the adverse effects of development. The presence of a protected species is a material consideration in a planning decision. It is therefore essential that the
presence or otherwise of a protected species and the development impacts are established prior to the granting of planning permission. Furthermore, under policy E3 of the Hertsmere Local Plan (2003) development which would have an adverse effect on a local nature reserve, wildlife site or a regionally important geological site as well as badgers or species protected under Schedules 1, 5 or 8 of the Wildlife and Countryside Act 1981 would be refused. Policy CS12 of the Core Strategy (2013) generally complements these policies.

10.117 The three tests as set out in The Conservation (Natural Habitats) Regulations 1994 contain 3 tests, which must be as applied by Natural England when determining whether to grant a license are set as follows.

1. The development/activity must be for imperative reasons of overriding public interest or for public health and safety.
2. There must be no satisfactory alternative.
3. Favourable conservation status of the species must be maintained.

10.118 The following reports were provided as part of the application:

Preliminary Ecological Appraisal, Badger Survey, Bat Survey and Reptile Survey.
The Ecology adviser at Hertfordshire County Council reviewed the application and made a number of comments and recommendations.

10.119 The application was reviewed by the Hertfordshire Ecology team who made the following comments:

1. I believe that appropriate survey methodology, evaluation and analysis of the habitats and species present or potentially present have been carried out by the ecological consultants.

2. The development will not impact any statutory or non-statutory sites of conservation importance, or any habitats of significant value.

3. The proposals do not affect any habitat used by European Protected Species (EPS) so there should not be an adverse affect on EPS. As such, the three tests of the Conservation of Habitats and Species Regulations 2010 do not need to be considered; and a European Protected Species licence will not be required for this project.

4. However, as a precautionary measure I would advise the following informative is added to any permission granted:

"Due diligence in respect of protected species should be exercised during any site clearance works. If any mammal holes (potential badger holes), bats, or in-use bird nests are found, works must cease and the advice of an ecologist sought"

5. In addition to the consultants’ recommendation about site lighting, I would add that any external lighting scheme is designed to minimise light spill, in particular directing light away from the boundary vegetation to ensure dark corridors remain for use by bats, as well as directing lighting away from potential roost sites (including bat boxes).

6. I welcome the suggestion of biodiversity enhancements. Soft landscaping should include native seed / fruit (berries) bearing species which will be of value to wildlife.
Planting should also include species which attract night flying insects which will be of value to foraging bats. Species might include; Evening Primrose (Oenothera biennis), Goldenrod (Solidago virgaurea), Honeysuckle (Lonicera periclymenum) and Fleabane (Pulicaria dysenterica).

10.120 Therefore, no objection is raised and the statutory duty of the Local Planning Authority has been met.

**Land Contamination**

10.121 Contamination reports were submitted as part of the proposal; this has been reviewed by Council’s Environmental Health Department who made the following comment:

"I have reviewed the contaminated land documentation submitted with this planning application. The applicant has undertaken a Phase 1 and Phase 2 site investigation. The site investigation report details that further investigation of the source of ground gas at the site and further ground gas monitoring is recommended in order to identify the source of the ground gas and confirm the ground gas regime. Therefore the site investigations are incomplete and remediation is recommended on this development site.

Therefore if planning permission is granted for this planning application a contaminated land condition relating to human health must be placed on the permission. This condition must include all four parts of the contaminated land condition a) desk top study, b) site investigation, c) remediation and d) validation."

10.122 Given the above it is considered that the proposal meets provision in terms of Land contamination.

**Noise**

10.123 Given the close proximity to the rail line to the residential development, to ensure noise does not unduly affect the amenity of residents of the proposal, a noise and vibration assessment was submitted.

10.124 The proposal was referred to Council’s Environmental Health Department. Environmental Health has advised that they are satisfied that the acoustic barrier is of an appropriate design for the site. However, a condition is still needed to ensure the further mitigation measures that are identified in the Noise and Vibration Assessment (e.g. the glazing specification) are approved by the Council.

10.125 Given the above it is considered that the proposal is compliant with policy.

**Drainage**

10.126 The submitted Flood Risk Assessment demonstrates that the proposed development will be safe with regard to flood risk, with no detriment to existing properties upstream or downstream of the site, in accordance with the requirements of national and local planning policy.

10.127 The application site is located within Flood Zone 1 and in accordance with the National Planning Policy Framework it is appropriate to locate the proposed development within this flood zone.
10.128 The proposals will rehabilitate the existing water course that passes through the site, much of which has become overgrown/infilled in recent years. It has been confirmed that some localised surface water flooding has occurred within the garden areas to properties to the south of the site possibly due to misdirecting flows away from the water course. This watercourse forms an integral part of the application site and will be diverted to enable development.

10.129 The application was reviewed by the Environment Agency who initially objected to the scheme they made the following comment:

Following on from detailed discussions with the applicant and an assessment of the specific conditions on site, the applicant has agreed to the creation of a longer section of open channel watercourse than was originally proposed. This will benefit both biodiversity and flood risk (on the plan this is the red lined section behind the building).
If you are prepared to accept this drawing as part of the application we will be in a position to subject to condition.

10.130 The application was also assessed by the flood risk team at Hertfordshire County Council:

As discussed our comments should not prevent you from making a decision on the planning application as you have your own planning policies and national policies on flood risk. However as highlighted in pre-app, any works that affect the watercourse will require a separate consent from HCC under the Land Drainage Act which could affect the layout and was therefore seen as a sensible approach to include us on any consultation.

As stated there are no current Land Drainage Consents with us for our consideration for this site, we therefore cannot definitively state if we find the proposals acceptable to meet the requirements under the Land Drainage Act 1991.

10.131 The application was also reviewed by Hertsmere Borough Council drainage officer who had no objection subject to conditions.

10.132 The application was also reviewed by the Senior Flood Risk and SuDS Officer at Hertfordshire County Council and stated as follows:

That their comments should not prevent the Council from making a decision on the planning application. However as highlighted in pre-app, any works that affect the watercourse will require a separate consent from HCC under the Land Drainage Act which could affect the layout and was therefore seen as a sensible approach to include us on any consultation. As stated there are no current Land Drainage Consents with us for our consideration for this site, we therefore cannot definitively state if we find the proposals acceptable to meet the requirements under the Land Drainage Act 1991.

10.133 Given the above it is considered that the proposal meets provision in terms of flood risk and drainage subject to condition.

Refuse

10.134 The Hertsmere Planning and Design Guide states all new development will be expected to provide areas for sorting, storage and collection of materials for recycling and general refuse.
10.135 The bin store requirements were reviewed for the site and as a result a minor amendment has been made to the scheme which provides larger bin stores on site which will provide the following provision:

- Central block of flats (12 units) 4 x 660 litre bins
  6 x 1100 litre bins
- 2 x 8 unit blocks of flats 4 x 660 litre bins
  4 x 1100 litre bins

10.136 To accommodate these larger bin stores, a number of ground floor windows have been relocated or omitted from the original scheme. Units 2 and 36 have had one ground floor window relocated and Unit 20 has had one ground floor window omitted.

10.137 It is suggested that a condition be attached requiring the appearance of this bin storage in the locations proposed as well as a condition for the provision of the houses. In the design and access statement it was stated that a Waste Management Plan would be prepared this will also be imposed by way of condition.

10.138 Given the above, no objection is raised by virtue of Part D of the Planning and Design Guide (2013) and the Interim Technical Note: Waste storage requirements for new developments.

**Crime prevention**

10.139 The Hertfordshire Constabulary’s Crime Prevention Design Advisor reviewed the application and made a number of comments regarding reducing anti-social behaviour. A condition is suggested to be attached addressing the means of enclosure which will address a number of the issues concerning security and creating a sense of enclosure to the proposed flats and dwellings. Concern was also raised regarding lighting and safety around this area as such a condition is attached to address this issue. Comments were also made regarding the cycle store; a condition is attached requesting further details of the cycle store which is thought will elevate concern.

10.140 Given this it is considered that the majority of the points raised can be addressed by way of condition. As such it is considered in terms of Crime Prevention that there is no objection in this instance.

**Section 106**

10.141 The Borough Council and County Council would receive the following monies for the scheme. The Heads of Terms are as follows:

<table>
<thead>
<tr>
<th>Hertfordshire County Council</th>
<th>Agreed Heads of Terms</th>
<th>What the Heads of Terms should be</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Education</td>
<td>£ 80,020.00</td>
<td>£ 80,020.00</td>
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<tr>
<td>Secondary Education</td>
<td>£ 73,040.00</td>
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</tr>
<tr>
<td>Nursery Education</td>
<td>£ 12,338.00</td>
<td>£ 12,338.00</td>
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<td>Childcare</td>
<td>£ 4,547.00</td>
<td>£ 4,547.00</td>
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<tr>
<td>Youth</td>
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<td>£ 1,453.00</td>
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<tr>
<td>Libraries</td>
<td>£ 6,624.00</td>
<td>£ 6,624.00</td>
</tr>
<tr>
<td>Fire Hydrant</td>
<td>Fire hydrant provision is also sought and should be secured by the standard form</td>
<td>Fire hydrant provision is also sought and should be secured by the standard form</td>
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<tr>
<th>Sustainable Transport</th>
<th>£ 42,375.00.</th>
<th>£ 42,375.00.</th>
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<tr>
<td>Hertsmere Borough Council</td>
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<tr>
<td>Affordable housing Provision provided on site Provision provided on site</td>
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<tr>
<td>Public Open Space  £ 55,229.30 £ 55,229.30</td>
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<td>Public Leisure Facilities £ 899.50 £ 899.50</td>
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<td>Playing Fields £ 2,662.52 £ 2,662.52</td>
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<td>Greenways £ 7,499.63 £ 7,499.63</td>
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<td>Allotments £ 20,148.80 £ 20,148.80</td>
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<td>Cemeteries £ 1,115.38 £ 1,115.38</td>
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<td>Section 106 Monitoring £ 4,966.50 £ 4,966.50</td>
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<tr>
<td>Short fall in on site amenity £ 0 £ 0</td>
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<tr>
<td>Museums and Cultural facilities £ 3,913.00 £ 3,913.00</td>
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<tr>
<td>Total - £ 316,831.63 £ 316,831.63</td>
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**Equalities and Diversity**

10.142 The Equality Act 2010 came into force in April 2011. Section 149 of the Act introduced the public sector equality duty, which requires public authorities to have ‘due regard’ to the need to eliminate discrimination on the grounds of the relevant protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion and belief, sex and sexual orientation, and to advance equality of opportunity. In relation to this specific application due regard has been made to the protected characteristics and it is considered that there would be no adverse impact caused following this development.

**Other matters**

10.143 The restriction of hours of working or noise falls under the remit and legislation framework of the Environmental Health Department. Further, the use of a public highway or privately owned land cannot be restricted and enforced against by the Local Planning Authority. Contractors have the public right to use a public highway for parking if no restrictions are in place. If privately owned land is entered into this would be a civil matter that does not fall under the remit of the Planning Regulations. If indiscriminate car parking occurs that is detrimental to the safe and free flow of vehicle and pedestrian movement then this is for the Police and/or the Highways Authority to enforce against. Furthermore, the issue regarding sewage does not fall under the remit of Planning and if any issues arise it is advised that the issue is reported to the water company.

**11.0 Conclusion**

11.1 No objection is raised to the principle of redeveloping the subject site to creating residential flatted houses and units. The siting, design and appearance of the proposal is considered acceptable and would not result in any undue impacts on the character and appearance of the surrounding area. The layout and design of the proposal, in association with conditions, would adequately mitigate and overcome any concerns relating to the impact upon neighbouring amenity. Parking and access provision is considered to be sufficient. No objection is raised by virtue of the Hertsmere Local Plan adopted 2003 policies H8, H16, L5, M2, M12, M13, E3, E7, E8, D1, D2, D3, D13, D17, D20, D21, D23 and R2. The Council's Core Strategy (2013) policies SP1, CS4, CS12,

12.0 Recommendation

12.1 That powers be delegated to the Development Control Managers to grant planning permission subject to the receipt of an agreement or unilateral undertaking under Section 106 of the Town and Country Planning Act prior to the 28th of November 2014.

12.2 Should the agreement or unilateral undertaking under Section 106 not be completed and signed before 28th November 2014, it is recommended that the Development Control Managers be given delegated powers to refuse the planning application, if it is reasonable to do so, for the reason set out below:

12.3 Suitable provision for affordable housing, public open space, public leisure facilities, playing fields, greenways, cemeteries, allotments, museum and cultural facilities, and section 106 monitoring has not been secured. Further, suitable provision for primary education, secondary education, nursery education, child care, youth, libraries, fire hydrants and sustainable transport measures has not been secured. The application therefore fails to adequately address the environmental works, infrastructure and community facility requirements arising as a consequence of the proposed form of development contrary to the requirements of policies R2, L5 and M2 of the Hertsmere Local Plan adopted 2003, Policy CS21 of the Core Strategy (2013), together with the Planning Obligations SPD Part A and Part B (2010) and the NPPF (2012).

Conditions/Reasons

1. CA01 Development to Commence by - Full
   Reason: CR01 Development to commence by - Full

2. NO DEVELOPMENT SHALL TAKE PLACE UNTIL samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
   Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area. To comply with Policies H8, D20 and D21 of the Hertsmere Local Plan 2003 and Policy CS21 of the Hertsmere Core Strategy 2011.

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all materials to be used for hard surfaced areas within the site including the amenity deck, roads, driveways and car parking area have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details so approved.
   Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area. To comply with Policies H8, D20 and D21 of the Hertsmere Local Plan 2003 and Policy CS21 of the Hertsmere Core Strategy 2011.
4. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all walls (including retaining walls), security gates, the green fence, fences, gates or other means of enclosure to be erected in or around the development have been submitted to, and approved in writing by, the Local Planning Authority.

PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently retained and maintained.

Reason:
To satisfactorily protect the character and appearance of the area and the residential amenities of nearby occupiers. To comply with Policies H8, D20 and D21 of the Hertsmere Local Plan 2003 and Policy CS21 of the Hertsmere Core Strategy 2011.

5. CB15 No New Means of Enclosure

Reason:
To provide adequate visibility for drivers entering or leaving the site and to ensure the safety of pedestrians and vehicles. To comply with Policy M12 of the Hertsmere Local Plan 2003 and Policy CS24 of the Hertsmere Core Strategy 2011.

6. CE16 Construction Management

Reason:
In order to minimize the amount of mud, soil and other materials originating from the site being deposited on the highway, in the interests of highway safety and visual amenity. To comply with Policy M12 of the Hertsmere Local Plan 2003 and Policy CS24 of the Hertsmere Core Strategy 2011.

NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of cycle parking have been submitted to, and approved in writing by, the Local Planning Authority. PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT the cycle parking shall be erected as approved and shall thereafter be permanently retained and maintained.

7. CH19 - Prior Submission. Refuse Storage & Recyc

Reason: CR06

8. Prior Submission. Waste Management Plan
Reason: CR06

Reason: CR23

10. CH05 - No New Building Enlargement

Reason: CR12

11. CR36 - Withdrawal of P D Rights

Reason: To allow the Local Planning Authority to retain control over the development in the interest of visual and residential amenity. To comply with Policies H8, D20, and

12. The window(s) to be created in the rear elevation; of units 1-8 and 36-43 shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason CR11

Landscape

13. NO DEVELOPMENT (including any demolition, earthworks or vegetation clearance) SHALL TAKE PLACE BEFORE a scheme of landscaping, phased in relation to any phasing of the development, which shall include details of both hard and soft landscape works and earthworks, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: CR27

14. CB22 Landscape Management

Reason: CR27

15. CB23 - Landscape Maintenance

Reason: CR28 - Landscape/Trees Protection

Lighting

16. CH17 - No External Lighting

CR08 - Visual Amenity - Residential

Noise

17. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a noise attenuation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The development hereby permitted shall be implemented and thereafter operated in accordance with the approved details.

Reason: To protect the residential amenity of the future occupiers by ensuring that measures are implemented to avoid any noise nuisance. To comply with Policy D14 of the Hertsmere Local Plan 2003 and Policy CS15 of the Hertsmere Revised Core Strategy 2011.
Contamination

18. NO DEVELOPMENT SHALL BE COMMENCED until the following has been undertaken.

a) A contaminated land assessment which shall include a desk-top study and site reconnaissance exercise (Phase 1) to establish whether the site is potentially contaminated and to produce a conceptual model of the site indicating sources of potential contamination and possible pathways to receptors of concern.

b) If findings demonstrate it is necessary, a site investigation strategy shall be produced together with a timetable of works, which should be discussed with the Environmental Health Department. The site investigation (Phase 2) shall consider relevant soil, soil gas, surface and groundwater sampling, in accordance with the quality assured sampling and analysis methodology of the Contaminated Land Reports as well as other appropriate guidance where necessary. This shall include risk assessment based on the Contaminated Land Exposure Assessment Model or where appropriate other guidance providing adequate justification can be provided for such use. The site investigation report shall detail all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy. Any laboratories used for sampling shall be compliant with UKAS/MCERT or an equivalent approved accredited quality control system as appropriate.

c) The remediation work as outlined in the remediation strategy shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

d) Once remedial works have been completed a validation report must be submitted to the planning authority to demonstrate compliance with the approved remedial strategy.

e) If during any works contamination is encountered which has not previously been identified, including new hotspots uncovered by demolition then the additional contamination shall be fully assessed and the remediation scheme amended.

f) All works will be made available for witnessing by an appropriate Council Officer.

Reason: To ensure the development does not give rise to unacceptable levels and types of pollution and to comply with Policy D17 of the Hertsmere Local Plan 2003.

Highways

19. Before first occupation of the approved development, all access and junction arrangement serving the development shall be completed in accordance with the approved in principle plans (Drawings 14155-02-1 and 14155-02) and constructed to the specification of the Highway Authority and Local Planning Authority’s satisfaction.

Reason
To ensure that the access is constructed to the current Highway Authority’s specification as required by the Local Planning Authority and to comply with those policies of the development plan. To comply with policy M12 of the Hertsmere Local Plan 2003 and Policy CS24 of the revised Core Strategy 2012.
20. Construction of the development hereby approved shall not commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:

a. Construction vehicle numbers, type, routing;

b. Traffic management requirements;

c. Construction and storage compounds (including areas designated for car parking);

d. Siting and details of wheel washing facilities;

e. Cleaning of site entrances, site tracks and the adjacent public highway;

f. Timing of construction activities to avoid school pick up/drop off times;

g. Provision of sufficient on site parking prior to commencement of construction activities;

h. Post construction restoration/reinstatement of the working areas and temporary access to the public highway.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way. To comply with policy M12 of the Hertsmere Local Plan 2003 and Policy CS24 of the revised Core Strategy 2012.

Drainage

21. CG01 - Prior Submission - Surface Water Run-Off

Reason: CR32 - Drainage Overload

22. CG02 - Prior Submission - Drainage Impact Study

Reason: CR32 - Drainage Overload

Environment Agency

23. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, 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 the 100 years 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.

Reason: To prevent the increased risk of flooding and to improve and protect water quality, habitat and amenity. This condition is in line with Local Plan Policy D3: Control of Development, Drainage and Run off Considerations.

Thames Water

24. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by the local planning authority in consultation with the sewerage undertaker. No discharge of foul
or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewerage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

25. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

26. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing by the Local Planning Authority:

Plan numbers:
- Block Plan – Drawing Ref: L100 C;
- Site Layout Plan – Drawing Ref: P.500;
- Site Layout Plan including Watercourse – Drawing Ref: P.100 Rev A;
- Detailed Site Plan (Sheet 1 of 3) – Drawing Ref: P.101 C;
- Detailed Site Plan (Sheet 2 of 3) – Drawing Ref: P.102 C;
- Detailed Site Plan (Sheet 3 of 3) – Drawing Ref: P.103 C;
- Units 1 – 8 Plan – Drawing Ref: P.104 A;
- Units 1 – 8 Elevations – Drawing Ref: P.105 A;
- Units 9 – 10 Plans and Elevations – Drawing Ref: P.106;
- Units 11 -12 Plans and Elevations – Drawing Ref: P.107;
- Units 13 – 14 Plans and Elevations – Drawing Ref: P.108 A;
- Units 15 – 16 Plans and Elevations – Drawing Ref: P.109;
- Units 17 Plans and Elevations – Drawing Ref: P.110;
- Units 18 – 29 Plans– Drawing Ref: P.111 A;
- Units 18 – 29 Elevations– Drawing Ref: P.112;
- Units 30 - 31 Plans and Elevations – Drawing Ref: P.113;
- Units 32 - 33 Plans and Elevations – Drawing Ref: P.114
- Units 34 - 35 Plans and Elevations – Drawing Ref: P.115;
- Units 36 - 43 Plans– Drawing Ref: P.116;
- Units 36 - 43 Elevations– Drawing Ref: P.117 A;
- Street Scenes – Drawing Ref: P.118;
- Site Sections – Drawing Ref: P.119;
- Typical Elevations Indicating Proposed Materials – Drawing Ref: P.120, and
- Tree Survey – Drawing Ref: T100.
- Design and Access Statement, prepared by Nigel Rose Architects Ltd;
- Planning Statement, prepared by Rapleys;
- Transport Statement, prepared by David Tucker Associates;
• Phase 1 and 2 Geo-Environmental Investigation Report, prepared by MLM;
• Arboricultural Report, prepared by Martin Dobson Associates Ltd;
• Flood Risk and Drainage Assessment, prepared by Peter Brett Ltd;
• Noise and Vibration Assessment, prepared by Addiscombe Environmental Consultants Ltd, and
• Phase 1 Habitat Survey and Supporting Ecological Reports, prepared by Landscape Planning Group Ltd, and
• Daylight and Sunlight Report, prepared by Malcolm Hollis LLP.
• Acoustic Fencing and Barriers from Jacksons
• Letter from Rapleys 19 September 2014
• Lifetimes Home Statement 28 July 2014

Reason: For the avoidance of doubt and in the interests of proper planning.

General Reason(s) for Granting Permission


Informative

1. Section 106

This decision is also subject to a planning obligation under section 106 of the Town and Country Planning Act 1990 the purpose of which is to exercise controls to secure the proper planning of the area. The planning obligation runs with the land and not with any person or company having an interest therein.

2. Building Regulations

To obtain advice regarding current Building Regulations or to submit an application, applicants should contact the Building Control Section Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood, WD6 1WA, telephone 020 8207 2277. For more information regarding Building Regulations visit the Building Control Section of the Councils web site www.hertsmere.gov.uk
- To obtain Building Regulations Approval the applicant should apply to obtain either:
  - Full Plans approval - this will give prior approval to the work or
  - Building Notice approval - this requires 48 hours' notice prior to the commencement of work.

Both of these approvals will require the submission of the requisite fee and 2 copies of drawings and relevant calculations. Having applied for Building Regulations approval, the works applied for will be subject to inspection by Building Control Officers at specific stages
to ensure compliance. The applicant has a statutory duty to inform the Council of any of the following stages of work for inspection:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

Any work that affects a party wall will require approval from the adjoining owner(s). This aspect of the work is a civil matter and does not come within the remit of the Council. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available from the Council Offices, Borehamwood, Hertfordshire. More information is available on the Council's web site or for further information visit the Department of Communities and Local Government website at www.communities.gov.uk.

3. Ecology

Due diligence in respect of protected species should be exercised during any site clearance works. If any mammal holes (potential badger holes), bats, or in-use bird nests are found, works must cease and the advice of the ecologist sought.

Any external lighting scheme is designed to minimise light spill, in particular directing light away from the boundary vegetation to ensure dark corridors remain for use by bats, as well as directing lighting away from potential roosts sites (including bat boxes).

4. Water courses on site, no building within 8m Hertsmere Borough Council Byelaws apply.

5. Any works that affect a water course will require a separate consent from HCC under the Land Drainage Act.

6. Pro-active Statement

Planning permission/advertisement consent/listed building consent has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186, 187 and 188) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

7. Thames Water

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water’s Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is – Veolia Water Company The Hub, Tamblin Way, Hatfield, AL10 9EZ or tel. 0845 782 3333

Case Officer Details
Nick Eagle - Email Address-nick.eagle@hertsmere.gov.uk