

ITEM NO:	
<u>Location:</u>	Land On The North East Side Of Priors Hill And Opposite Hill Farm Priors Hill Pirton Hertfordshire
<u>Applicant:</u>	Spitfire Bespoke Homes Ltd
<u>Proposal:</u>	Residential development comprising of 24 dwellings (including 8 affordable dwellings), together with provision of open space with seating, a perimeter path, archaeological information boards, footpath link and access to Priors Hill.
<u>Ref. No:</u>	18/02916/RM
<u>Officer:</u>	Heather Lai

Statutory Expiry Date

13 February 2019

Reason for Delay

To report to Planning Committee

Reason for Referral to Committee

The application site is over 0.5ha and under the Council's scheme of delegation this application for residential development must be determined by the Planning Control Committee.

1.0 Policies

1.1 North Hertfordshire District Council Local Plan No. 2 with alterations

Policy 6: Rural areas beyond the Green Belt

Policy 7: Selected Villages beyond the Green Belt

Policy 11: Chilterns Area of Outstanding Natural Beauty

Policy 16: Archaeological Areas of significance and other Archaeological Areas

Policy 26: Housing Proposals

Policy 55: Car Parking Standards

Policy 57: Residential Guidelines and Standards

1.2 National Planning Policy Framework

Section 2: Achieving sustainable development

Section 5: Delivering a sufficient supply of homes

Section 6: Building a strong, competitive economy

Section 9: Promoting sustainable transport

Section 11: Making effective use of land

Section 12: Achieving well-designed places
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017)**

Strategic policies

SP1: Sustainable development in North Hertfordshire
SP2: Settlement Hierarchy and Spatial Distribution
SP5: Countryside and Green Belt
SP6: Sustainable transport
SP7: Infrastructure requirements and developer contributions
SP8: Housing
SP9: Design and sustainability
SP12: Green infrastructure, landscape and biodiversity
SP13: Historic environment

Development Management policies

T1: Assessment of transport matters
T2: Parking
HS2: Affordable housing
D1: Sustainable Design
D3: Protecting living conditions
D4: Air quality
NE3: The Chilterns Area of Outstanding Natural Beauty (AONB)
NEx: New and improved open space
HE1: Designated Heritage Assets
HE4: Archaeology

1.4 **Pirton Neighbourhood Plan**

PNP1: Meeting Local and Wider Needs
PNP2: Design and Character
PNP4: Hedgerows, Trees and Verges
PNP6: Local Green Spaces
PNP7: Key Views and Vistas
PNP9: Community Facilities
PNP8: Heritage Assets and Archaeological Heritage
PNP11: Safety of Pedestrians, Cyclists, Equestrians and Motorists
PNP12: Connectivity
PNP13: Car Parking

1.5 **Supplementary Planning Document**

Vehicle Parking at New Development
Design
Chilterns Building Design Guide
Nationally Prescribed Space Standards

2.0 **Site History**

- 2.1 **17/04239/OP:** Outline application for the erection of 24 dwellings (including 8 affordable dwellings), together with provision of open space with seating, a perimeter path, archaeological information boards, footpath link and access to Priors Hill. (All matters reserved except means of access.) (as amended by plan no. 10 C). Approved by committee on 21 June 2018, subject to conditions and a S106 legal agreement.
- 2.2 **18/02528/DOC:** Discharge of Condition 10: No demolition / development shall take place / commence until an Archaeological Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority (as attached to planning permission reference 17/04239/OP granted 01/08/2018). To be discharged.
- 2.3 **18/02761/DOC:** Discharge of Condition 7: No development shall take place until an Ecological Enhancement Strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details (as attached to planning permission reference 17/04239/OP granted 01/08/2018). Discharged on 06.11.2018
- 2.4 **18/02774/DOC:** Discharge of Condition 9: Construction of the development hereby approved shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority (as attached to planning permission reference 17/04239/OP granted 01/08/2018) Discharged on 29.11.2018
- 2.5 **18/02775/DOC:** Discharge of Condition 14: No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors (as attached to planning permission reference 17/04239/OP granted 01/08/2018). Discharged on 15.11.2018
- 2.6 **18/02783/DOC:** Discharge of Condition 17: The development hereby permitted shall not be commenced until detailed infiltration and ground condition tests have been submitted to and approved in writing by the Local Planning Authority (as attached to planning permission reference 17/04239/OP granted 01/08/2018). Under consideration.

3.0 **Representations**

- 3.1 **HCC Growth and Infrastructure (contributions):**
Based on the information to date for the development of 24 dwellings would seek financial contributions towards primary education in Pirton, library services and youth services. This is automatically secured through the previously agreed S106 Obligation associated with the outline planning permission for this development.

- 3.2 **HCC Highways:**
Requested additional details on the layout, namely revisions to the swept path analysis to confirm that fire/emergency and refuse vehicles could access/serve all the proposed dwellings. Following revised drawings raise no objections to the scheme.
- 3.3 **HCC Fire and Emergency Management:**
Based on the information provided to date we would seek the provision of fire hydrant(s). This is secured through the S106 Obligation associated with the outline planning permission for this development.
- 3.4 **Design out Crime Officer:**
Raised concerns that the development would result in illegal metal detecting, however had discussed this with the developer and is satisfied that the developer will seek to achieve 'Secured by Design.'
- 3.5 **HCC Archaeology:**
Conditions from the Outline Permission (17/04239) have not yet been discharged. Request that these are not discharged and are able to cover the reserved matters proposals.
- 3.6 **Housing Supply Officer:**
The affordable housing should be owned and managed by a Registered Provider, affordable housing should be allocated to applicants with a local connection to the parish of Pirton in the first instance, the affordable units are required to meet the nationally described housing space standards. This is not a matter for the determination of reserved matters and is controlled through the implementation of the S106 Obligation associated with the outline planning permission for this development.
- 3.7 **HCC SuDS Officer:**
Consider insufficient information has been submitted in relation to surface water management.
- 3.8 **Noise and Nuisance Officer:**
No comments or objections.
- 3.9 **Pirton Parish Council:**
Initially raised the following objections/concerns. Were reconsulted following the receipt of amended plans, awaiting further comments:
Want to see a footpath/cycle path directly into Baulk Gardens
Would expect to see more modest dwelling heights deployed generally; due to rising ground dwellings will appear more prominent compared to Danefield Road dwellings and may impact important views
Requested amendments to provide single storey dwellings, do not accept the comments in the Planning Statement justifying not providing these
Generally a good mix of design styles and materials but question the variety of boundary treatments
Development should maintain open aspects
More open boundary treatments would be preferred to assist wildlife
The car parking proposals do not meet Pirton NP policy 13.1 – houses of 3 bedrooms or more must have 3 car parking spaces.

Concerned that the construction of the proposed footpath on the SAM involves sinking wooden posts into the scheduled area at regular intervals- could damage archaeological assets

Tree planting should retain openness and views to surrounding areas – SAM and AONB

Overall the proposed work on the Scheduled Monument will result in a good facility for the village and visitors alike and enhance the character of Pirton

3.10 Pirton Neighbourhood Parish Steering Group:

Initially raised the following objections/concerns. Were reconsulted following the receipt of amended plans, awaiting further comments:

Requested amendments to provide single storey dwellings and the dwellings closest to Priors Hill to be reduced in height; concerned that the proposed development will interfere with important views.

More open boundary treatments would be preferred to assist wildlife

Concerned that the construction of the proposed footpath on the SAM involves sinking wooden posts into the scheduled area at regular intervals- could damage archaeological assets

Want to see a footpath/cycle path directly into Baulk Gardens

The car parking proposals do not meet Pirton NP policy 13.1 – houses of 3 bedrooms or more must have 3 car parking spaces.

3.11 Waste and Recycling Officer:

The swept path analysis is welcome, although we would like to see if it is able to make the turn down to plots 15 and 16.

3.12 Chilterns Conservation Board:

No response.

3.13 HCC Ecology:

Concerned regarding the lack of information over who will manage hedgerows and native hedge planting on the site, and lack of detail about where the bat box/tubes are going to be positioned.

3.14 Environmental Protection Officer:

The land contamination planning condition (Condition 14) on the Outline Permission has been fully discharged (18/2775/DOC).

The EV charging planning condition (Condition 15) on the Outline Permission has not been submitted or dismissed. As such the EV charging planning condition should be retained on any permission that is granted.

3.15 Urban Design & Landscape Architect:

Initially raised concerns and requested amendments on: the boundary treatments of the developed area including adjoining the SAM; requested amendments to the green area adjoining the main access road and the rear of plots 3-6; considers having some of the dwellings facing away from the main access road less than ideal but raises no objection, would prefer to have the affordable housing spaced throughout the development; requested confirmation on the number and location of visitor parking spaces; requested confirmation of the management of landscaped spaces to the SAM and developed area.

Following amendments to the scheme and revised details, considers the changes do not go as far as she would like but overall raises no objections.

3.16 Historic England:

No application for scheduled monument consent for the landscaping works to the SAM has been received. Request clarification over the ongoing funding to maintain the SAM in the future.

3.17 HCC Countryside & Rights of Way Officer:

The residents of this development will increase the pressure on the local public rights of way network, and, in addition, measures should be taken to encourage these residents and others to enjoy the benefits of countryside exercise. Opportunity should be taken to seal the footpath routes for public footpath Pirton 1 and to link Prior's Hill to the footway beside Shillington Road.

3.18 Planning Policy:

No comment.

3.19 Drainage Board:

No comment.

3.20 Herts and Middlesex Wildlife Trust:

Objection: seed mix, establishment and management plan should be changed. Current plans will not achieve objectives.

3.21 Anglian Water:

No response.

3.22 UK Power Networks:

No response.

3.23 The Hertfordshire Society:

No response.

3.24 **Local residents:**

3 objections:

- ② Will impact views to the AONB including obscuring views from Baulk Gardens
- ② Current archaeological investigations may preclude any development from occurring on the site
- ② Priors Hill is the main route to Shillington through the village. One of the roads leading off of Priors Hill is already confusing and concerned that this will be exacerbated if 24 more houses are built, increasing pressure on the roads
- ② Road access to the site should be provided from Baulk Gardens not Priors Hill
- ② There are no jobs in Pirton so anyone living there will have to travel outside the village to work, increasing congestion on the road into Hitchin, will require residents to have cars and pay for petrol etc.
- ② The village school is over subscribed as are two of Hitchin's secondary schools
- ② There is already one large housing development in Pirton, with another one being appealed, what justification is there for a third large housing development, increasing the population by at least 1/3?
- ② When Baulk Gardens was built there was difficulty tenanting the affordable housing units so tenants had to be sought from outside Pirton
- ② Object to the principle of additional housing in the village, is eroding the 'quality of rural life'
- ② Section 5.15 of the Planning Statement refers to all the dwellings being two storey, but of differing heights and scales. Disagrees with this statement 'the entire development consists of two storey dwellings'
- ② Plot two will overlook neighbouring property's bedroom
- ② Disagrees with the Planning Statement which states (s 5.17) that there is no precedent or justification for bungalows, as neighbour considers there is a demand for bungalows and chalet bungalows in the village
- ② Consider there is a more direct path that could provide access from the development to the village, via Baulk Gardens
- ② Location of development at the top of the hill makes it very prominent in the surrounding area; internal layout gives it more prominence too
- ② Is not sympathetic to surroundings including Pirton village including the use of red bricks
- ② Proposed development is poorly landscaped

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is located on the north western edge of Pirton village and comprises 3.85 hectares of agricultural land. The site adjoins residential property in Baulk Gardens and Danefield to the south and east and is opposite Hill Farm, a two storey detached residential property on the western side of Priors Hill. To the north west of the site is open land which adjoins Shillington Road further to the north. The site adjoins a public footpath to the north east (Pirton 001) which links Crabtree Lane with Shillington Road. The Pirton Conservation Area adjoins the footpath to the east.
- 4.1.2 The larger part of the site (approximately 2.5 hectares) located to the north west is a scheduled ancient monument (SAM, List entry no. 1434415) under the Ancient Monuments and Archaeological Areas Act 1979 as the Secretary of State considers the site of national importance. This SAM is described as 'Anglo-Saxon settlement and probable prehistoric ring ditches, west of Pirton village' and is proposed undeveloped area for public open space. The Chilterns Area of Outstanding Natural Beauty (AONB) borders Priors Hill and extends to the west.
- 4.1.3 Under the saved policies of the North Hertfordshire Local Plan 1996 all of the site is outside of the Pirton village boundary. However the village boundary is proposed to be altered under the emerging local plan (Submission Plan 2011 – 2031) and the 'made' Pirton Neighbourhood Plan so that the new village boundary includes the application site.

4.2 **Proposal**

- 4.2.1 The application seeks reserved matters approval for the erection of 24 dwellings (including 8 affordable dwellings) on the southern section of the site, south of the SAM and within the proposed new village boundary. Matters of layout, external appearance, scale and landscaping of the site were reserved from the outline planning permission which only granted the means of access and principal of residential development on the site.
- 4.2.2 On the northern part of the site, the SAM area is proposed to be secured as a public open space with a mown grass footpath and open recreation area, seating and a footpath link from the built portion of the site to the south across the schedule area linking onto Pirton footpath 001. Access will also be possible across this open space area into Baulk Gardens.
- 4.2.3 The reserved matters to be considered with this application (as defined in the Town and Country Planning Development Management Procedure Order (England) (2015)) are appearance, landscaping, layout and scale, including both the built area of the proposal and the SAM public access area. Condition 5a of the outline permission stated that a reserved matters application must consider details of all internal road layouts, details of turning areas to accommodate refuse vehicles and the location of all bin and recycling collection points and the location and specification of car parking and garaging facilities and cycle parking and storage facilities. These issues are also to be considered as part of this application.

4.2.4 The principle of the development, the means of access and construction traffic matters were considered at outline application stage.

4.2.5 The dwellings which are the subject of this application are proposed to be two storey in height and of detached and semi-detached design with two lots of 3-terraced properties sited around a central access road. The dwellings will comprise 16 open market units and 8 affordable/shared ownership units.

4.3 **Key Issues**

4.3.1 There are several pre-commencement conditions which require further submission of information relating to the outline permission for 24 dwellings and means of access) on the granted permission 17/04239/OP. These conditions cover the following matters:

Conditions 6, 16, 17, 18, 19 – Flooding, drainage
Condition 8 – highway safety
Condition 13 – ecology (lighting scheme)
Conditions 11&12 – archaeology

4.3.2 The following conditions have already been discharged (as detailed in the site history section above):

Condition 7 – ecology
Condition 9 – Construction Traffic Management Plan
Condition 10 – archaeology
Condition 14 – contaminated land

4.3.3 Planning permission 17/04239/OP is subject to a Section 106 legal agreement involving various covenants and financial contributions.

4.4 **Principle of the development**

4.4.1 The principle of the erection of 24 dwellings on the application site was established by the granting of outline planning permission on 1 August 2018. This application was agreed subject to condition by Planning Committee on 21 June 2018.

4.4.2 While I note the objections from neighbours on the grounds of additional development within the village, the means of access and impacts on the highway network, these were already agreed at outline permission stage and are not reserved matters considerations.

4.5 **Appearance**

4.5.1 All the dwellings would be two storey, with a variety of front facing and gable end roof forms as well as several hipped roofs. There will be a variety of dwelling designs employed across the site and the overall scheme is designed to reflect its semi-rural context within the village. Most of the dwellings are to be finished in a variety of red brick, with Plots 3, 11, the first floor of Plots 21-22, and 24 to be rendered. Plots 4 and 5 are to be finished in timber as well as the entrance to Plot 6. The roofs are to be formed of concrete tiles or cement slate, and several dwellings are to have gabled timber porches to their front entrances.

- 4.5.2 It was originally proposed to use a wide variety of materials for the boundary treatments for each of the dwellings. This included white 'picket' timber fences, brick walls and hit and miss/close boarded fencing. It was considered this would not create a cohesive development and the variety of materials should be scaled back. This has now been agreed, with the boundary treatment predominantly formed of close boarded timber fencing, with sections fronting the main access road to be formed of picket fencing, hit and miss fencing and red brick. The boundary of the site – to the Priors Hill elevation and facing onto the SAM is to be formed of post and rail fencing. This is considered an acceptable compromise, it will form a more cohesive development and will relate better to the landscaping features that border the boundary treatments.
- 4.5.3 The development will have its own distinct character due to the style and materials of the properties but as Pirton has a variety of building styles and material it should add to the character of Pirton and would not in my view be out of keeping with the character of the village as a whole. Following the amendments discussed above I consider that the proposal is of an appropriate appearance for its location on the edge of Pirton village.

4.6 **Landscaping**

- 4.6.1 The site lies on the north-west edge of Pirton. The south-east boundary abuts residential development on Danefield Road and Baulk Gardens; the north-east boundary abuts a residential area within the Conservation Area; beyond the north-west boundary is agricultural land which slopes down to development along Shillington Road; and Priors Hill forms the south-west boundary. There is little existing vegetation apart from trees and shrubs in adjoining gardens and some sparse hedgerows.
- 4.6.2 The scheme needs to consider the Chilterns AONB which lies on the western side of Priors Hill directly opposite the site, any development on this site will affect the setting of the AONB. The development is also restricted to the southern part of the site as the northern part is SAM.
- 4.6.3 A native species hedge is proposed along the Priors Hill frontage, the north-east boundary, and along the north-west boundary. Following amendments to this planting area there has been screening provided to the bin collection points (BCP) on the north west elevation, so these are not visible from the SAM and open space.
- 4.6.4 Additional screening to the boundary of the built area and the SAM has been provided, along with further greening around the application site including to the rear of plots 3-6, adjacent the access road. A tree to the rear of Plot 18 (shared ownership unit) has been removed as this will allow the rear garden to be larger than was originally proposed.
- 4.6.5 Regarding the SAM land, there are areas which are to be mown shorter seasonally, including a mown path across the site and timber seating will be provided. The access path to the south-eastern side of the SAM (to the north of the built up area) is to be raised timber with posts. While a query was received from the Neighbourhood Plan Steering Group and Parish Council regarding the impact of the timber posts on the SAM and any archaeological remains, the agents landscape consultants have advised this is the least intrusive method. No objection has been received from Historic England or the County Archaeologist regarding this point, and given the posts are to be timber this is considered acceptable.

4.6.6 The Landscape and Urban Design Officer queried who would maintain grassed/landscaped areas within the housing area. The agent confirmed during the course of the application that these would be managed by the appointed managing agent, and these details have been required as part of the s106 agreement.

4.6.7 Following the amendments to the scheme the Landscape and Urban Design Officer is willing to accept the proposals and raises no objection.

4.7 **Layout**

4.7.1 The layout of the proposed development has been influenced largely by the point of access agreed at the outline application stage with the creation of a singular vehicular access point from Priors Hill which will extend west to east across the site, with two spur roads to the north and south. The development is also contained to the southern side of the site as the northern part is designated SAM and is to be public access.

4.7.2 There will be a separate pedestrian access through the adjoining SAM site to the north which would link into the Public Right of Way (PRoW) Pirton 001 which runs along the eastern boundary of the site. There is an additional pedestrian access between plots 10 and 11 which could link through to Baulk Gardens via the amenity land. While comments have been received from neighbours, the Parish Council, the Neighbourhood Steering Group and also the Landscape Architect regarding the creation of additional footpaths, including direct access into Baulk Gardens, as these access points are beyond the application site, and access would need to be formally agreed it is outside the scope of this application to require that.

4.7.3 During the course of the application it was agreed to slightly re-site plots 19–23 to the south east together with the slight realignment of the spine road to allow for the introduction of a close boarded fence and planted hedge on the north western side of the spine road along plots three, four, five and six. This was to create a more functional road space and allow appropriate boundary treatment to these plots, while providing a strip of green to buffer the two.

4.7.4 The access road runs through the centre of the site with the two spur roads providing access to driveways off to the south and the north. The shared drive to the south services the affordable dwellings which are all grouped together in the eastern part of the site adjacent to Baulk Gardens. The shared drive to the north serves larger detached properties which front onto the SAM and public open space. These dwellings to the north back onto the access road with their rear gardens facing the access road and the front gardens of the properties opposite. Ideally these properties would face into the access road/development however in this context they have been designed to face onto the SAM, creating a better transition from the open space to the new development. This will allow these dwellings to have direct views over the SAM and will provide better natural surveillance and views into the development.

- 4.7.5 Throughout the rest of the site the remaining dwellings front onto the internal access road or the southern spur road, providing natural surveillance. All the market houses have a set back front garden, however the affordable/shared ownership dwellings are positioned to the front of their plots.
- 4.7.6 The properties fronting onto Priors Hill have been designed to be set back from the road, and are located behind a shared drive and a landscape buffer. This is considered in keeping with other properties along the Priors Hill.
- 4.7.7 The Landscape Architect had a number of issues with the overall layout of the scheme, including the dwellings fronting the SAM facing away from the access road, along with those fronting Priors Hill creating additional hard surfacing, and having the affordable housing units being located in one part of the development. However given the size of the site, that access has already been agreed and the constraints regarding the SAM and the existing dwellings to the south it is considered the overall layout of the site is on balance acceptable.
- 4.7.8 All dwellings have back gardens of at least 10 metres in width/depth and additional open space will be provided to the adjacent SAM.
- 4.7.9 Ten visitor parking spaces are provided across the site. The Parking Supplementary Planning Document requires 9.25 visitor spaces for a development of this size and therefore the provision of 10 spaces the development complies with the standards.
- 4.7.10 Each dwelling can accommodate 2 off street parking spaces and the market rate houses have garages. Whilst the applicant has acknowledged that not all of these garages are compliant with policy, in providing 6m x3m garages rather than the minimum 7m x 3m, given that all units with undersized garages have been provided with sufficient off street spaces, this is acceptable in this instance.
- 4.7.11 As each of the market rate dwellings are to be provided with a garage, this is considered capable of accommodating cycle storage. Each of the affordable/shared ownership units to be provided with a cycle storage shed. These details are considered to accord with the Vehicle Parking at New Developments SPD.
- 4.7.12 Access and delivery, including turning space for refuse and emergency vehicles is covered off in the internal access section below.
- 4.7.13 Outline permission has been granted for 24 dwellings and the density of the development is 17.7 dwellings per hectare (dph). This density has not changed since outline stage, and it is considered similar to that of the surrounding area and is therefore appropriate for this edge of settlement location. The layout of properties with front and back gardens, off street parking and garages is in keeping with the overall pattern of development in the area.

4.8 Scale

- 4.8.1 The proposal is for 12 terraced/semi-detached dwellings and 12 detached dwellings. All the dwellings are two storeys. The private market housing consists of detached properties with Plots 19-22 being formed of semi-detached pairs and 8-9 are linked-detached. The affordable housing comprises two short terraces and pair of semi-detached dwellings. The 24 dwellings range in size from 2 bed to 5 bed, all properties have allocated parking bays and all of the private market housing units have either integral or detached garages.
- 4.8.2 All of the dwellings would have a maximum ridge height of between 8.5 metres – 8.85 metres and have been designed to match the natural slope of the site. Eaves height would be 8.1-8.5m throughout the scheme. The detached garages to plots 1, 3, 4, 5, 6, 10 and 24 would have a maximum height of 5.4 metres. The development would incorporate a mixture of hipped and gables roof designs.
- 4.8.3 The proposed units fronting the site, facing onto Priors Hill have been set back from the front boundary of the site and their impact mitigated by landscaping. However it was considered that Plot 1 in particular, being the corner plot adjacent to the SAM, and also opposite the AONB was going to be too visually prominent. During the course of the application it was agreed to reduce the scale of this dwelling. Following amendments Plot 1 has been reduced in height and scale and is to have a semi-hipped roof. It will be a chalet-bungalow with first floor windows within the roof slope. While it is to be a chalet bungalow design it will still be viewed as a two storey dwelling, however I consider that the amended design is an acceptable compromise and will not have such a dominant visual impact on the surrounding open space and countryside.
- 4.8.4 The surrounding areas on this western edge of Pirton comprise predominantly of two storey detached and semi-detached housing with a variety of roof forms and external materials. I consider that the scale of the development is compatible with the prevailing form and appearance of surrounding development.

4.9 Mix of dwellings

- 4.9.1 The mix of dwellings, including the lack of bungalows has been raised by a number of consultees, and also objecting neighbours. The Pirton Neighbourhood Plan seeks the provision of housing of all dwelling sizes, including for young families and downsizers. The provision of bungalows on this development would have been welcomed, and while this is not a 'reserved matters' issue insofar as housing need is not a matter that can be considered at the reserved matters stage, this was raised with the developers during the course of the application. They have responded with the following points:
- 4.9.2 Original planning application form.
Condition 3 of the outline planning permission confirmed that the development here by permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above in the decision notice. This included the detail provided in the outline planning application form, where at question 17 the residential mix for both the market housing and affordable housing was confirmed. This is one indication supporting the establishment of the housing mix at outline permission stage.

4.9.3 Section 106 agreement.

The section 106 agreement at schedule 2 part 1 sets out the owners covenants to the Council. This includes the provision of affordable housing and at paragraphs 1.3.1 and 1.3.2 of the S106 the housing mix is confirmed, establishing that the social rented units comprise 4no. 2 bedroom houses and 1no. 3 bedroom house, with the shared ownership units comprising 3no. 3 bedroom houses.

4.9.4 The other obligations concerning financial contributions (community infrastructure) are calculated having regard to the number of bedrooms in each dwelling as set out in the Council's Planning Obligations Supplementary Planning Document. Given this was agreed at outline application stage, this fixes the dwelling mix for the reserved matters application for both market and affordable units.

4.9.5 Site layout plan 10 revision C.

The outline planning permission lists the plan numbers which includes plan 10 revision C, the site layout plan. This plan includes a schedule of accommodation for both market and affordable housing. As noted condition 3 indicates that the development shall be carried out wholly in accordance with the details specified in the and supporting approved documents and plans listed above which includes plan no. 10 revision C.

4.9.6 Therefore, the planning application form, the affordable housing mix fixed through the S106 obligations, the S106 community infrastructure contributions based on the housing mix all agreed at outline permission stage as well as the inclusion of the mix on one of the approved plans have confirmed the mix, which is unchanged for this reserve matters application.

4.9.7 Emerging local plan policy HS3: Housing mix.

This policy addresses housing mix but it does not set out a prescribed mix. Instead it is design lead and relates to density, scale and character of development and how this relates to location and surroundings. The density of the development (24 units) was agreed at outline application stage and has regard to the location of the site at the north western edge of the village adjacent to the scheduled monument and the Chilterns AONB. Given this and the above reasons it is considered the provision of two storey dwellings across the site has been accepted and accords with Policy HS3. To be clear though, housing mix and meeting identified need is not a matter of layout, scale or appearance and strictly speaking cannot be influenced by this decision.

4.10 **Internal access arrangements**

4.10.1 The site is bound to the south-west by Priors Hill, to the south-east by the gardens of the residential properties on Danefield Road, to the north-east by a Public Right of Way Footpath and Baulk Gardens and to the north-west by greenfield land.

4.10.2 Priors Hill to the south-east of the site is a class C unnumbered classified local access road, subject to a 30mph speed limit. Approximately 78 metres to the south-east of the site, Priors Hill forms a junction with Danefield Road. At the junction, vehicles turning onto or emerging from Danefield Road have priority over vehicles on Priors Hill. Travelling south-east, Priors Hill becomes Hitchin Road, which is also a class C unnumbered classified local access road, subject to a 30mph speed limit.

4.10.3 Trip Generation and Distribution

As this is a Reserved Matters application, the applicant has obtained agreement on trip generation and distribution assumptions as part of the outline application stage.

Therefore, this information has not been provided as part of this application package and this is acceptable.

4.10.4 Internal Layout

All roads that are intended to be adopted should be designed in accordance with the guidance provided in Roads in Hertfordshire: Highway Design Guide (3rd Edition). However, due to the scale of development, it is unlikely that HCC would adopt the internal road.

4.10.5 The proposed internal layout has been reviewed and the following comments are provided:

- ② The first 30 metres of the proposed access road would need a tarmac finish and to remain private. It is not likely that HCC would adopt this access road, however it should still be constructed to adoptable standards if a refuse vehicle is expected to utilise the road.
- ② The minimum kerb radius should be 6 metres.
- ② The applicant is also required to provide details of the proposed drainage to connect to the existing highway drainage system.

The revised layout in the Design and Access statement is very similar to that which was submitted at outline stage.

4.10.6 Swept Path Assessments

A swept path assessment has been carried out for the proposed site access junction and internal road layout. A swept path assessment has been provided for a 12.205m refuse vehicle, a 4.71m estate car and a 7.9m fire appliance.

4.10.7 The swept path for the refuse vehicle and the estate car are adequate; however, it was clear from the fire appliance plan (ITB14296-GA-002) that the internal layout is not able to accommodate the manoeuvrability of this appliance at certain areas of the site. Amendments and further information were requested which the applicant has subsequently provided.

4.10.8 The drawings have been reviewed and HCC are satisfied with the swept path analyses of the refuse vehicle. HCC has provided the Hertfordshire Fire and Rescue Services with the planning application information for comment on the accessibility of the fire tender; however, HCC are satisfied that the fire tender can access all dwellings, as necessary.

- 4.10.9 It is worth noting that the LPA consulted the Waste Management Contractor regarding the application. They welcomed the swept path analysis however they stated that they would have liked to see evidence that the refuse vehicle could make the turn down to plots 15 and 16. While this has not been provided, the Waste Management Contractor did not object to the application on these grounds, and HCC Highways have confirmed they find the provisions acceptable following the amended details. There is a bin collection point to the rear of plots 8 and 9 which is accessible by the refuse vehicle. Therefore it is considered the details provided for the refuse vehicle are sufficient.
- 4.10.10 Pedestrian and Cycle Access
It is proposed that a new footway connection is provided along the north side of Priors Hill to connect from the proposed site access to the existing footway provision at the Priors Hill / Danefield Road junction. The footway at the site access junction will have a width of 2.0m, while the proposed footway along Priors Hill will have a width of 1.5m.
- 4.10.11 The proposed footway should have a width of 2 metres, at a minimum. The applicant is required to ensure that there is enough highway land to provide a footway of this width. If this is not possible, an alternative option should be considered, such as the provision of the footway on the opposite side of Priors Hill to connect to the existing provision. It is seen in the detailed landscaping plans that a new footway is factored in to the design.
- 4.10.12 A new footpath link to PROW Footpath 1 is also proposed. PROW Footpath 1 runs along the north-east boundary of the site and connects Shillington Road to Danefield Road. PROW Footpath 1 connects to PROW Footpath 14, which continues northbound along Docklands towards High Street and Pirton School. The proposed link will connect north-eastbound within the site through the SAM. The Transport Statement states that a no-dig method will be used to construct the footpath, which is proposed to be formed of bound gravel or similar. It is seen in the detailed landscaping plans that this footpath / cycleway has been factored in to the proposed layout.
- 4.10.13 HCC have received additional information and are satisfied with the proposals for the pedestrian access.
- 4.10.14 Walking and Cycling
There are no footways along Priors Hill in the vicinity of the site. The development proposals include the provision of a 1.5 metre wide footway on the northern side of the carriageway, to the east of the site. The proposed footway will connect to the existing footway provision at the Priors Hill / Danefield Road junction.
- 4.10.15 There are a number of Public Right of Way (PROW) Footpaths in the vicinity of the site. PROW Footpath 1 runs along the north-east boundary of the site and provide connectivity between Crab Tree Lane and Shillington Road. PROW Footpath 10 is located approximately 44 metres south-east of the Priors Hill / Danefield Road junction. The PROW provides an off road route from the north side of Priors Road to Three Closes.

4.10.16 The site is in close proximity of the Chiltern Cycleway, which runs along Priors Hill. There are no other dedicated cycle routes or facilities in the vicinity of the site. However, Priors Hill is subject to a 30mph speed limit and is therefore considered suitable for cycling.

4.10.17 HCC Highways, as the Highway Authority considers the details provided for the reserved matters application are acceptable, and can discharge part a of Condition 5 of the outline permission.

4.11 **Other**

4.11.1 A number of other issues were raised by consultees which are not related to the reserved matters application. For the sake of completeness I have covered them off below.

4.11.2 Growth and Infrastructure contributions

The comments of the Growth and Infrastructure Officer are noted, however these details were considered and agreed as part of the S106 agreement at outline permission stage.

4.11.3 Fire Safety:

The request for fire hydrants is noted, this was agreed as part of the S106 agreement.

4.11.4 Design out Crime Officer:

Raised concerns that the development would result in illegal metal detecting, however had discussed this with the developer and is satisfied that the developer will seek to achieve 'Secured by Design.'

4.11.5 Archaeology:

Condition 10 of the outline permission (17/04239/OP) is currently been considered. Conditions 10-12 of this permission are pre-commencement conditions and no development can take place until these have been discharged. As the current application is for reserved matters, archaeological considerations have already been taken into account under the outline permission, and the granting of this permission does not supersede the outline application. Therefore the applicants are still required to discharge the original conditions and there is no requirement for them to be duplicated on the current application.

4.11.6 Housing Supply Officer:

Affordable housing matters were covered off by the s106 agreement for the outline permission. This includes requiring the affordable housing to be owned and managed by a Registered Provider and for it to be initially offered to applicants with a local connection to the parish of Pirton.

4.11.7 SuDS/drainage:

The concerns of the SuDS officer are noted, however these issues were covered off at the outline application stage, and a number of robust conditions were imposed (6, 16, 17, 18).

4.11.8 Environmental Protection:

The Environmental Protection Officer's comments requiring the conditions to be discharged are noted. These are to be discharged as imposed by the outline permission.

4.11.9 Historic England:

It is noted that HE have not received an application for scheduled monument consent however this is beyond the scope of planning and cannot be controlled by this application. The applicants have confirmed that the SAM is to be managed by the managing company as detailed in the S106 agreement.

4.11.10 Countryside & Rights of Way:

The comments of the Countryside and RoW Officer are noted, however these are outside the application site and cannot be controlled by the current reserved matters planning permission.

4.11.11 Ecology:

Ecology was considered at outline permission stage and two conditions were imposed (7, 13). While I note the concerns of the H&MWT, these issues have been considered by the County Ecologist who has raised no issue to this aspect of the development, and condition 7 of the outline permission has been agreed.

4.11.12 Regarding the concerns of the County Ecologist to the current application, the agents have confirmed the management of the hedging and hedgerows will be undertaken by the private managing agents who will oversee the whole of the application site- both the housing development and the SAM once the scheme is fully implemented and the dwellings occupied.

4.11.13 Furthermore the applicants have provided details of the location of bat tubes and sparrow boxes on the developed site, and starling boxes to the boundary of the SAM land. This is considered acceptable.

4.11.14 Neighbouring objections:

Several objections which are not reserved matters considerations have not been covered off above. For the sake of completeness I will respond to them:

4.11.15 Views are not a protected feature in planning in a residential context. The objections regarding the obscuring of views – in particular from Baulk Gardens to the AONB are noted, however this cannot be upheld as a reason to refuse a reserved matters application.

4.11.16 I note the objectors statement that Plot two will overlook neighbouring property's bedroom, however this Plot is located to the north west side of the development, at a significant distance from the southern and eastern boundaries which is where the closest existing residential dwellings are located on Danefield Road and Pollards Way. This objection however came from Hill Farm to the opposite side of Priors Hill. Plot 2, and the other Plots along the Priors Hill elevation have been set back from the road and front of the site. Plot 2 is at a distance of 24m to the dwelling at Hill Farm, and across a public highway. The proposed dwellings will therefore not have a

material amenity impact on Hill Farm or any other surrounding dwellings given the setback from the site boundaries.

4.12 Conclusion

4.12.1 The principle of development on this site has been agreed at the outline stage. The proposal for reserved matters is considered acceptable in terms of appearance, landscaping, layout and scale. It is considered the details provided to discharge Condition 5a of the outline permission, namely internal road layouts, swept path analysis for refuse and emergency vehicles, bin collection points, details of car parking/garage facilities and cycle storage are acceptable as detailed in the relevant paragraphs above.

4.12.2 The development proposes a modest range of house types with acceptable external materials. The form and architectural features of the development are sympathetic to the surrounding area. The development is compatible with local distinctiveness and adds to the overall quality of the area. The density of the development is acceptable and two storey housing is appropriate given the scale of surrounding housing, as discussed in the paragraphs above.

4.12.3 The relationship of the built area to the SAM land, and the use of this as public open space is acceptable, including the details of access across the SAM land. The internal access and pedestrian access are considered acceptable, and the development provides adequate parking in accordance with Policy T2 and Appendix 4 of the emerging Local Plan and the Vehicle Parking SPD.

4.12.4 The proposals for housing and public open space would enhance the quality of the area and accord with the relevant local and national policies.

4.13 Alternative Options

4.13.1 None applicable

4.14 Pre-Commencement Conditions

4.14.1 Samples of the proposed materiality were provided during the course of the application. Therefore no pre-commencement conditions are required; those necessary were imposed at outline stage.

5.0 Legal Implications

5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 **Recommendation**

6.1 That Reserved Matters approval be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

2. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.