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Mr P Wright
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Your contact: Martin Plummer
Ext: 01992 531550
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Our ref: M/15/0135/MPREAP
Your ref:
Date: 03 November 2015

Dear Mr Wright

**Residential development
Land at Bury Green, Little Hadham**

Important Advisory Note: Please note that the contents of this letter are given as professional officer advice and are informed by the information submitted and/or held by the Council. The views are given without prejudice to the final determination of any future planning application by the Council. Please be aware that any formal submission will lead to third party consultation which may raise issues not referred to here. The views may be taken as a material consideration in the determination of any planning submissions for the site but shall not be binding on the decision taken by the local planning authority.

I write with regards to your request for pre-application advice, dated 29 July 2015, received with payment on 07 August 2015 and acknowledged 14 August 2015. I refer also to the meeting with my colleague, Martin Plummer on 22 September 2015. I apologise for the delay in responding to you.

The proposed development, as shown on the submitted drawings involves the provision of 54 dwellings on land to the north west of the existing residential development, Farm Place.

History

Prior to 2002 this site had been actively operated by GlaxoSmithKline as an animal breeding and licensed experimental facility.

Planning permission was granted within LPA reference 3/87/1139/FP for the erection and replacement of animal housing units, boiler house, administration building, workshop and fire station, provision of new site access road, car parking and sewerage treatment plant, provision of improved junction of A120 and Millfield Lane and minor upgrading of Millfield Lane.

In April 2005 a development brief for the Bury Green Farm site was produced with the main objectives of ensuring that any redevelopment proposals that come forward for the site are consistent with the aims, objectives and criteria of the Major Developed Site policy, and; provide a clear development framework for potential developers to guide the form and quantum of future development.



INVESTOR IN PEOPLE

In 2006 an application was approved for the redevelopment of the lower section of the Bury Green Farm site (outside the current application site) to provide a new public green, 11 new dwellings, 2 dwellings in converted stables with associated parking and landscaping, and for the redevelopment of The Grove residential estate to provide 5 new affordable dwellings with associated parking.

Application reference 3/07/1541/LC was approved for consent to demolish the redundant commercial buildings that lie within the Conservation Area.

The above application was followed by application reference 3/08/0285/PD where it was considered by the Local Planning Authority that the permission was not required for the demolition of the remaining buildings on the Major Developed Site.

Planning permission has most recently been granted under LPA reference 3/08/0593/FP for the erection of two data centre buildings. The buildings, as granted permission would hold data handling equipment, plant and technical support services together with ancillary office space and related structure. From correspondence on file I understand that the Council has considered through Officer correspondence that this permission has been implemented. I also note that a planning condition was attached to that permission restricting the use of the building to data collection.

Plans of the extent of existing buildings on the site has not been submitted but Officers understand that three large buildings to the north west of the site have been demolished and that the only buildings that remain are to the south and south east of the site.

Key Issues

The main issues to consider in respect of the proposed residential development having regard to relevant policies of the East Herts Local Plan Second Review April 2007 and the NPPF, will be:-

- The principle of residential development (policies GBC2/GBC3/GBC4);
- Whether the proposal represents a sustainable form of development having regard to the environmental, economic and environmental dimensions of sustainability (NPPF);
- Five year land supply issues (NPPF).

Considerations

Development Plan

The site is located within the Rural Area beyond the Green Belt wherein there is a presumption against inappropriate development. Policy GBC3 does however allow some exceptions to this including limited development within 'Major Developed Sites' which are identified in the Proposals Maps in accordance with policy GBC4.

The proposed development involves the complete redevelopment of the Major Developed Site and does not therefore represent 'limited development' as is required in Local Plan policy GBC3. The proposed development therefore

represents a conflict to the Development Plan in that respect.

However, policy GBC4 does allow the redevelopment of a Major Development Site subject to certain criteria, including that a development should have no greater impact than the existing development on the purposes of including land in the Rural Area Beyond the Green Belt; sites should make a positive contribution to the aims and objectives of the Local Plan; should not exceed the height of the existing buildings and; development should not occupy a larger area of the site than the existing buildings (unless this would achieve a reduction in height, which would benefit visual amenity).

There is therefore some disparity between policy GBC3 and GBC4 of the Local Plan. Nonetheless, this matter is not material given the requirements of the NPPF, which are set out below. Policy GBC4 remains the relevant policy consideration in the Development Plan and an assessment against that policy is set out below.

Material considerations - NPPF

One of the determining issues in this proposal is whether there are any overriding material considerations to outweigh this policy objection.

In terms of national planning policy, the National Planning Policy Framework (NPPF) indicates a presumption in favour of sustainable development and states that development proposals that accord with the development plan should be approved without delay. However, it goes on to state that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted.

The NPPF was published in March 2012 and, for a period of 12 months after its release, it sets out that decision makers could continue to give full weight to relevant policies adopted since 2004. However, that period has now expired, and the NPPF now requires that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. Whilst the policies in the 2007 Local Plan are considered largely to be consistent with the NPPF, there is a recognised deficiency in that the Local Plan does not identify adequate land to enable a five year supply of land for housing development.

The latest housing supply figures are set out in the Annual Monitoring Report. This Report confirms that the Council are unable to demonstrate a five year supply of housing.

Future housing allocations and a full 5 year's supply of housing land will be determined through the District Plan, which is to replace the 2007 Local Plan. The District Plan Preferred Options 2014 has been drafted and the consultation has ended. The District Plan sets out the Councils emerging approach for development, although due to the stage at which it is within adoption process, limited weight can be attached to the draft plan and its policies at this stage.

The NPPF sets out that one of the core planning principles is to encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value. Previously developed land is defined in the Framework as land that is or was occupied by a permanent structure, including the curtilage of the developed land.

The position is therefore that the proposed development does conflict with policies GBC3 and GBC4 of the current Development Plan. However, it is material that the Council are not able to demonstrate a five year housing land supply and the site is identified as a major developed site in both the adopted Local Plan and the draft District Plan and that a core planning principle is the effective reuse of previously developed land.

However, as required in paragraph 14 of the NPPF, a balancing exercise is required to be undertaken – where the development plan is absent, silent or relevant policies are out of date (as with Housing Land Supply in this case), planning permission should be granted for sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF.

Sustainable development is the golden thread running through decision making and the Framework refers in para 7 to the economic, social and environmental dimensions of sustainable development and the roles the planning system needs to perform in their achievement including: coordinating development requirements including the provision of infrastructure; creating a built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being; contributing to protecting the natural environment; helping use natural resources prudently; and adapting to climate change including moving to a low carbon economy. The NPPF is clear that these multiple dimensions of sustainable development are "mutually dependent" and "should not be undertaken in isolation" [para 8].

Furthermore, para 55 of the NPPF is also important as it sets out that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

In Officers opinion the main planning considerations with regards to an assessment of whether the proposal meets the sustainable development tests are set out below:-

- 1) Whether there are appropriate facilities in the village to accommodate the development and appropriate access to them;
- 2) Whether there is appropriate employment provision for an increase in the size of the village and any resultant impact on commuting;
- 3) Whether there is an appropriate access to serve the quantum of development;
- 4) Is an appropriate level of affordable housing provided to address local needs;
- 5) The impact on the character and appearance of the countryside and village setting;
- 6) Green infrastructure and surface water drainage issues.

Access to amenities, facilities, services and employment

It is clear that the development site and village is not in a sustainable location. There are no village amenities including shops, schools or access to public transport or employment provision. Bishop's Stortford is the nearest main settlement but is not within easy access in terms of walking or cycling. Any access by cycle would likely need to use the A120 which is a very busy road and an undesirable route for cycling. Distance by foot is long, not direct and would likely utilise existing footpaths which are also undesirable.

Officers therefore conclude that access to all amenities, employment and services is likely to be wholly dependent on the use of private vehicle which is contrary to the NPPF.

Para 55 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. As the village has no services which would meet the day to day needs of future residents Officers consider that the proposal would not support the vitality of the rural area.

In accessibility terms, the application site is not sustainable which weighs heavily against the development proposal, in Officers opinion.

Highways access arrangements

Access to the site is from a route which runs from Millfield Lane to the north, a minor road which services Bury Green. Millfield Lane then connects to the A120 further north. The route between the development site and the main road utilises small narrow rural lanes and it is not clear whether there is capacity within the existing highway infrastructure to accommodate the level of development proposed. You are therefore encouraged to seek guidance from County Highways Officers.

Policy TR20 of the Local Plan sets out that developments which are expected to give rise to a significant change in the amount of type of traffic on rural roads will not be permitted where the road is poor in terms of width, alignment and construction and where increased traffic would have a significant adverse effect on the local environment either to the rural character of the road or residential properties along it.

Affordable housing

You have not indicated what level of affordable housing is proposed as part of this development. The current policy position is set out in HSG3 of the Local Plan and you are advised to review that policy in the formulation of any future planning application. The provision of affordable housing is a key consideration to ensuring a sustainable form of development

Affordable housing is a key priority of the Council and further information in respect of housing can be obtained from the Councils Housing team. The provision of affordable housing at the level as set out in the Local Plan would clearly be a matter which would weigh in favour of the development proposal, subject to any affordable housing meeting the criteria in the Local Plan and the

Affordable Housing SPD, where appropriate. In addition, the need to secure lifetime homes is a policy requirement in the Local Plan.

Character and appearance

The site is located on the north-west edge of the settlement of Bury Green and to the north west of the Bury Green Conservation Area. The existing site slopes upwards generally from the south east side (which is closest to the village) towards the north west side. Previous buildings which occupied the site have, as I understand, been demolished and the site is likely to be generally more open than when a greater number of buildings occupied the site. The site contains a number of mature trees on the north eastern boundary providing a dense screen to the main entrance. Similarly, the south western boundary is also well screened with mature trees and hedging.

As noted above, it is understood that a number of buildings on the site have been demolished. The Council must consider the proposed development against criteria II of policy GBC4. Whilst there were previously buildings on the land, the Council would assess the proposed development against that which currently exists.

Given that three of the large buildings on the site have been demolished and having regard to the criteria II a) of policy GBC4 of the Local Plan and criteria III a) of policy GBR3 of the Draft District Plan, which require that development will have no greater impact than the existing development on the character of the rural area and other policy requirements that the development should not occupy a larger area of the site than the existing nor exceed the height of existing buildings, Officers do not consider that there is any justification under policy GBC4 or GBR4 of the Local Plan or draft District Plan for the construction of dwellings on the north western part of the site.

This said, there is an extant permission for a data collection building which has, as Officers understand started to be implemented. Officers have requested information to understand whether this is a genuine 'fall-back' position but it remains unclear whether there is a genuine interest from potential occupiers to use the approved, but not yet fully implemented building for data storage purposes. The length of time since the grant of planning permission for the data collection building and the apparent lack of building work to implement the permission fully, would tend to indicate that there is limited interest in the building for data collection. The Council are not therefore satisfied that this represents a genuine fall-back position.

Submissions have been made that a data collection building is a B8 (storage and distribution) use and reference has been made to Inspectors decisions. The Inspectors decisions have not been submitted for Officers to consider and, in any event, this would not appear to be material as a planning condition is attached to the permission restricting the use of the building to data storage only. Any general B8 use would therefore be the subject of a separate planning application.

In accordance with the above considerations, Officers do not consider that sufficient information has been submitted to allow an assessment of the fall-back position of the construction of a building for data storage. Furthermore, any fall-back position for the general B8 use of the building is not considered to be

material as there is a planning condition restricting the use of the approved development for data storage only.

Notwithstanding that position, it is material that the Council considered that the impact of the data storage building on the landscape and character of the rural surroundings to be acceptable. In comparing the consented scheme for the data collection building with the indicative layout drawing submitted with your request for pre-application advice, it is clear that 54 separate dwellings with associated curtilages, roads and outbuildings, will have a different type of impact. However, as detailed information in regards to building heights has not been submitted, Officers are not able to draw any clear conclusions at this stage.

What is clearer however is that the construction of such a significant number of residential dwellings at this site will result in a material and demonstrable impact on the overall structure and form of the village of Bury Green. The village is modest in terms of the number of households and is centred upon a large village green. There is generous spacing between built form and properties are generally located on good sized plots. The development of this site for 54 dwellings will significantly increase the number of dwellings in the village and effectively double the number of households. In Officers opinion, the overall quantum of development will be at odds with the rural countryside environment and setting of the village.

Other environmental matters

The indicative layout plan includes a significant landscape buffer space which has the potential to be a positive design feature. However, it is unclear as to what use this land will be put – there are opportunities to incorporate SuDS in accordance with the Councils SFRA and further opportunities for recreational and play space for future residents of the development and the wider community.

I understand that contamination was assessed as part of the data collection building but it is not clear whether enhanced de-contamination for a wholly residential scheme will be required. The opportunities to de-contaminate the site will likely weigh in favour of the development proposal.

Financial Contributions

It is not clear what level of development you may wish to progress with – however, on the basis of the plans submitted, the proposed development will meet the trigger for financial contributions and you should therefore consider both the County Councils toolkit and District Council SPD:-

Hertfordshire County Councils Planning Obligations Guidance can be found at the following website:-

<http://www.hertsdirect.org/your-council/hcc/resandperf/hertsprop/planningobs/>

Officers would suggest that you engage with the County Council to establish the level of County contributions that may be required at the site.

The East Herts Planning Obligations SPD was adopted in October 2008 and supplements Policy IMP1 of the Local Plan Second Review. It outlines the Council's approach to seeking contributions from developers for the provision of appropriate infrastructure, services and community facilities.

Summary

The Council do not have a five year supply of housing and the Council's policies for the supply of housing are not considered therefore to be up to date with the NPPF. Development proposals for housing in rural locations must therefore be assessed against the presumption in favour of sustainable development and the test in para 14 of the NPPF.

The site represents previously developed land and is allocated in the current Local Plan and draft District Plan as a Major Development Site. Whilst buildings have been demolished within the site, the principle of redevelopment is acceptable.

There are benefits associated with the development of this site for wholesale residential development, including *inter alia* the positive way it will assist five year housing land supply; affordable housing provision (depending on the level which comes forward); short term economic advantages associated with construction costs; the resultant impact on the Community and other nearby businesses associated with an increase in population; the works to improve the visual amenity of the site and any associated contamination; the opportunities for open/recreation facilities within the landscape buffer area; etc.

However, the Council have fundamental concerns regarding the sustainability of the site for wholesale residential development. The site cannot be considered a sustainable location for wholesale residential development where there is no sustainable transport measures for any facilities including, any shopping, education, employment or leisure. The site is not connected to any sustainable modes of transport to enable access to the nearest settlement of Little Hadham which has some limited services or the more significant main settlement of Bishop's Stortford. Accessibility for all services, employment, facilities and recreation will be wholly dependent on private vehicle. The NPPF specifically discourages the use of private vehicles and encourages accessibility by sustainable modes of transport. Furthermore, the quantum of the development incorporating the construction of 54 dwellings will effectively double the number of households in the village and will result in harm to the wider form and character of the existing village.

In accordance with those considerations the Council considers that the proposal would not constitute sustainable development and is therefore contrary to paras 8 and 14 of the Framework. Furthermore, the proposal would not maintain the vitality of rural communities as required in para 55 of the NPPF.

However, Officers consider that a proactive and positive approach may be taken to previously developed land (in appropriate situations).

In this respect, Officers would suggest that you may wish to review the quantum of development and the opportunities for a mixed use development at the site – such a review should be undertaken in close collaboration with the local community. Officers would encourage you to review opportunities to incorporate elements of employment use; recreational and local community facilities perhaps including play space for young people/children, a village hall/shop or other

facilities to assist in enhancing the vitality of the village, the rural community and the sustainability of the development. The overall quantum of residential development should also be reviewed.

Information to be provided with a Planning Application

Please find attached a list of documents the Council would expect to see submitted with any planning application. Any application submitted must include the information required on the national list and any necessary/relevant information from the local list. If the required information is not provided, the Council will not validate the application. I include for your information a list of the required information to be submitted with a full application.

Yours Sincerely

A handwritten signature in black ink, appearing to be 'AY', written over a faint circular stamp or watermark.

Alison Young
Development Manager

East Herts Council National Validation List for Planning and Listed Building Consent Applications

Please supply the following documents to comply with National Requirements for the validation of planning applications which came into effect in April 2008. If the required information is not submitted with your application the application will not be registered.



Application Form



Ownership Certificate and Agricultural Land Declaration Certificate



Location Plan which identifies the land to which the application relates:

- Based on an up to date map;
- Drawn to an identified standard metric scale (1:1250 or 1:2500);
- Show the direction of north;
- Identify sufficient roads and/or buildings on land adjoining the application site to ensure that the exact location of the site is clear;
- The application site should be edged with a red line and should include all land necessary to carry out the proposed development i.e. land required for access to the site from a public highway, car parking;
- Identify any other land owned by the applicant, close to or adjoining the application site, by drawing a blue line around that land.



Site/Block plan

- Be drawn to an identified standard metric scale (1:500 or 1:200);
- Show the direction of north;
- Show the proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to boundaries;
- Show all the buildings, roads and footpaths on land adjoining the site including access arrangements;
- Show all public rights of way crossing or adjoining the site;
- Show the position of all trees on the site, and those on adjacent land;
- Show the extent and type of any hard surfacing;
- Show boundary treatments including walls or fencing where this is proposed.



Elevations - Existing and Proposed

- Drawn to a scale of 1:50 or 1:100;
- Show the proposed works in relation to what is already there, highlighting any structures to be demolished and the relationship to neighbouring buildings.



Floor Plans - Existing and Proposed

- Drawn to a scale of 1:50 or 1:100;
- Show the proposed works in relation to what is already there, highlighting any structures to be demolished and the relationship to neighbouring buildings.



Appropriate application fee

- Cheques should be made payable to East Herts District Council.



Design and Access Statement required for:

- All major developments;
- Developments in Conservation Area which consists of the provision of one or more dwellinghouses or the provision of a building or buildings where the floorspace created by the development is 100 square metres or more (measured externally).



Evidence verifying the information included in the application (Applications for Certificate of Lawfulness)

2 copies of each document/plan is required to be submitted

East Herts Council Local Validation List for Planning and Listed Building Consent Applications

In addition to the National Requirements, the Council has a local list of validation requirements which details specific documentation that is required to accompany applications. The requirements will vary according to the type of application and information will be required where it is relevant, necessary and material to the application in question, having regard also to the nature and scale of the proposed development. If the required information is not submitted with your application the application may not be registered.

Please contact Development Management on 01279 655261 if you have any validation requirements queries.

Application Type:

HH	- Householder	FP	- Full Planning
OP	- Outline Permission	RM	- Reserved Matters
LB	- Listed Building	CL	- Certificate of Lawfulness (Proposed and Existing)
VC	- Variation or Removal of Condition		
NMA	- Non-material amendment application		

	Requirement	When Required
<input checked="" type="checkbox"/>	Site Sections – Existing and Proposed	HH, FP, OP, RM, VC, CL
<input checked="" type="checkbox"/>	Roof Plan – Existing and Proposed	HH, FP, OP, RM, LB, VC, CL
<input checked="" type="checkbox"/>	Vehicle Access plans	All applications where alterations/changes are proposed to a vehicular access or where a new access is proposed.
<input checked="" type="checkbox"/>	Drawing number, page size and scale bar	All application types.
<input checked="" type="checkbox"/>	Affordable Housing Statement	All applications where affordable housing is proposed and/or meets the criteria for the provision of affordable housing specified in policy HSG3.
<input type="checkbox"/>	Air conditioning/Ventilation/Extraction Statement	FP, OP, RM, VC Any applications likely to result in the need for air conditioning/mechanical ventilation/extraction including proposals for restaurants and commercial buildings.
<input type="checkbox"/>	Air Quality Assessment	All proposals that have a significant impact on air quality, either directly, indirectly or cumulatively, and/or would impact upon an Air Quality Management Area.
<input type="checkbox"/>	Archaeological desk-based assessment/field evaluations	Operational development in Areas of Archaeological Significance and/or where the development would impact upon a site which has, or may have, archaeological interest
<input checked="" type="checkbox"/>	Biodiversity Questionnaire and where necessary survey and report	A biodiversity questionnaire is required for all applications except for AD, CL, NMA A biodiversity survey/report may be required: <ul style="list-style-type: none"> • Where a response on the biodiversity questionnaire has been answered as yes; • Where the development is likely to impact upon protected species or their habitats; • Where the development is located in Special Area of Conservation; Special Protection Area; Ramsar site; Site of Special Scientific Interest; Local Nature Reserve; Wildlife Site; Regionally important geological/geomorphological site or Nature Improvement Areas.
<input checked="" type="checkbox"/>	CD	All major applications.
<input type="checkbox"/>	Environmental Statement	FP, OP, RM, VC Developments that may require an Environmental Statement fall under developments listed under Schedule 1 of the Regulations or under Schedule 2 of the Regulations where the development is likely to have significant environmental effects because of factors such as its nature, size and location.

East Herts Council Local Validation List for Planning and Listed Building Consent Applications

	Requirement	When Required
<input checked="" type="checkbox"/>	Flood Risk Assessment	<p>FP, OP, RM, VC</p> <p>A Flood Risk Assessment (FRA) will be required for development proposals of 1 hectare or greater in Flood Zone 1 and for all proposals for new development located in Flood Zones 2 and 3 as designated by the Environment Agency. A FRA will also be required for any development other than minor development in a designated critical drainage area which has been notified to the Local Planning Authority by the Environment Agency.</p> <p>A sequential test may be required to be undertaken.</p>
<input type="checkbox"/>	Heritage Statement	FP, LB, VC and where the development would affect a heritage asset
<input checked="" type="checkbox"/>	Land Contamination Assessment	<p>FP, OP, RM, VC</p> <p>Where operational development or a change of use is proposed on land which is identified as contaminated land, where there is potential for contamination to exist or where a sensitive end use is proposed such as housing or education.</p>
<input checked="" type="checkbox"/>	Landscape Character Assessment / Visual Impact Assessment	Where there is a potential adverse impact from the visual effects from the proposed development.
<input type="checkbox"/>	Lighting Assessment	<p>FP, OP, RM, VC</p> <p>Any proposals which involve the installation of floodlighting or external lighting which are adjacent to existing residential developments; adjacent to open countryside or biodiversity interests.</p>
<input type="checkbox"/>	Loss of Community Facilities Assessment	<p>FP, OP, VC</p> <p>Where the proposed development would result in the loss of a community facility (as defined in the Local Plan).</p>
<input checked="" type="checkbox"/>	Loss of Employment Sites Assessment	<p>FP, OP, VC</p> <p>Where the proposed development would result in the loss of an existing employment site/premises (including sites designated for employment use (B1, B2, B8 uses) in the Local Plan) or one that was last in employment use.</p>
<input type="checkbox"/>	Loss of Open Space/Sport and Recreation Facilities Assessment	<p>FP, OP, VC</p> <p>All proposals which would result in the loss of existing open space or existing indoor or outdoor sport and/or recreation facilities.</p>
<input type="checkbox"/>	Loss of Shop Unit, Post Office, Public House, Garage Shop or other Business that provides a Local Service in a Local Centre or Rural Location Assessment	<p>FP, OP, VC</p> <p>Where the proposed development would result in the loss of shop unit, post office, public house, garage shop or other business that provides a local service in a local centre or rural location.</p>
<input type="checkbox"/>	Noise Assessment	<p>FP, OP, RM, VC</p> <p>Where new development will have the potential to create noise which will have an impact on existing noise sensitive development (defined as residential, offices, hospitals and schools). Where noise sensitive development (as defined above) would be developed in a location where it will be subject to noise from an existing use in the vicinity.</p>
<input checked="" type="checkbox"/>	Parking Provision Assessment	<p>FP, OP, RM, VC</p> <p>Any proposals for additional commercial floorspace; for a change of use of land or buildings; where a net gain in residential units is proposed or where extensions to existing houses result in an increase in the number of bedrooms provided.</p>
<input checked="" type="checkbox"/>	Planning Obligations – Draft Heads Of Terms	<p>FP, OP, RM, VC</p> <p>All major applications.</p>
<input checked="" type="checkbox"/>	Planning Statement	<p>FP, OP, RM, VC</p> <p>All major applications.</p>

East Herts Council Local Validation List for Planning and Listed Building Consent Applications

	Requirement	When Required
<input type="checkbox"/>	Retail Impact Assessment	FP, OP, VC For all applications for retail, leisure and office development over 2,500 sqm outside of town centres, which are not in accordance with an up-to-date Local Plan.
<input type="checkbox"/>	Sequential Test for main town centre uses	FP, OP, VC For all applications that propose main town centre uses (as defined in the NPPF) that are not in an existing centre and not in accordance with an up-to-date Local Plan.
<input type="checkbox"/>	Structural Survey	FP, OP, RM, VC, LB and for all replacements dwellings in the Green Belt or Rural Area Beyond the Green Belt and all barn conversions.
<input type="checkbox"/>	Transport Assessment / Statement and Travel Plans	FP, OP, RN, VC Transport Assessment and Travel Plan is required for: <ul style="list-style-type: none"> • Housing development for more than 80 dwellings; • Food retail development of more than 800 sqm gross floor area; • Non-food retail development of more than 1500sqm gross floor area; • Office development (B1) of more than 2500 sqm gross floor area; • Industrial development (B2) of more than 4000 sqm gross floor area; • Warehouse developments (B8) of more than 500 sqm gross floor area; • Sports centres, leisure complexes, golf courses, mineral extraction, landfill and other waste disposal proposals; • Any development likely to increase accidents or conflicts, particularly of vulnerable road users. <p>Transport Statements may be required for smaller developments.</p>
<input checked="" type="checkbox"/>	Tree Survey/Arboricultural Report	HH, FP, OP, RM, VC Where a proposal would impact on a Tree Preservation Order, trees in a Conservation Area; ancient woodlands or trees or result in the loss of significant landscaping features.
<input checked="" type="checkbox"/>	Viability Assessment	All where an exception to policy is proposed on financial grounds.