

## 8 Next Steps

- 8.1** The re-development of High View neighbourhood centre is a high priority for the council. To this end the council will seek the expertise of a developer to deliver the vision and objectives set out in this SPD and to bring forward the proposed scheme.
- 8.2** The Council is currently exploring a variety of different options to work out how best to deliver this project. Options include:
- Delivering the scheme in-house, in partnership with a developer.
  - Procuring a private developer to deliver the scheme.
  - Working with an RSL to deliver the scheme.
- 8.3** There are however pros and cons to all of these approaches and it is now for the council to decide how best to take this scheme forward.
- 8.4** Once the council has adopted a delivery model and selected a developer to deliver the re-development of High View a planning application will have to be submitted to the council for approval. The applicant will be required to submit comprehensive information in support of the proposals at the planning application stage, including:
- Layout design showing siting and means of access;
  - A building design plan, showing massing, building heights and elevation treatment;
  - Cross sections and levels (existing and proposed);
  - Comprehensive Design and Access Statement including response to sustainability requirements and car parking strategy;
  - Landscape strategy, including planting area and species;
  - Public realm strategy;
  - Phasing plan;
  - Detailed architectural design;
  - Materials and finishes;
  - Sustainability checklist;
  - Contamination assessment;
  - Site waste management plan;
  - Chalk mining geophysical survey report;
  - Noise assessment
- 8.5** Whilst this is a fairly comprehensive list, the Council may also require further information to be submitted and further discussion is therefore recommended at pre-application stage. All applications will need to be submitted in accordance with the council's validation checklists.
- 8.6** Following the determination of the planning application, the discharge of any planning conditions attached to the approval, and the completion of a Section 106 Agreement dealing with any planning obligations, work can start on-site.

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### 8.1 Other Planning Considerations

**8.7** In addition to the above, the following factors should also be considered to ensure the successful delivery of the re-development of High View.

### Planning Obligations

**8.8** Policy IM2 of the District Plan advises that in order to satisfy the sustainability aims of the plan and to secure the proper planning of the area, development will be required to provide for the infrastructure, services and facilities that are directly related to it and necessary to the granting of permission. In such cases developers will therefore be required to provide or finance the cost of all such provision including both on and off site improvements, services and/or facilities as well as the delivery of affordable housing.

**8.9** It is on this basis that the council is seeking to secure contributions towards the following:

- Sustainable Transport Measures
- Potential Off-site Highways Works (for example the provision of new signage in the vicinity of the centre)
- Affordable Housing
- Open Space Provision & Maintenance – 5 or 10 years
- Play space
- Public Realm
- Education Provision
- Youth & Childcare Provision
- Libraries
- Fire Hydrants
- Public Art
- NB: Further guidance in relation to those obligations sought on behalf of Hertfordshire County Council is available via their approved Planning Obligations Toolkit ([www.hertsdirect.org/planningobligationstoolkit](http://www.hertsdirect.org/planningobligationstoolkit))

**8.10** The council does however acknowledge that the deliverability of this scheme is paramount, and given this, viability will therefore be taken into account at the planning application stage, when assessing the extent of the proposed planning obligations.

### Community Infrastructure Levy

**8.11** The Community Infrastructure Levy (CIL) was introduced in April 2010 as a means for local authorities to raise funds towards the provision of infrastructure. In parallel with this the government has confirmed that the ability for local authorities to pool developer contributions from section 106 obligations relating to more than one development will be severely restricted after April 2014. Given this, the Council will need to move to adopt a CIL Charging Schedule, if it

wishes to compensate for this, in terms of funding both Borough and County Council services. The earliest that legislation allows such a schedule to be adopted is alongside the adoption of the Core Strategy.

- 8.12** This will mean that in the future some of the above planning obligations may be replaced by a CIL Charging Schedule.

### Utilities and Infrastructure

- 8.13** The council will require the developer to liaise with utilities and service providers when bringing this scheme forward. Here, National Grid, Thames Water and EON Central Networks should be consulted as part of the planning process.
- 8.14** The council will also seek to ensure that there is adequate water supply, surface water, foul drainage and sewage treatment capacity to serve all new developments. Developers will be required to demonstrate that there is adequate capacity both on and off the site to serve the development and that it would not lead to problems for existing users.

### Highways

- 8.15** Where highways land is required to be stopped up as part of the re-development of High View the council would expect the developer to agree which areas need to be stopped up with the Highways Authority, at the earliest possible time. Furthermore, future areas of public highway should also be discussed with Hertfordshire Highways at the pre-application stage.
- 8.16** In respect of existing rights of way on this site. The only public right of way is the Hatfield Public Footpath 127, which runs from High View, through the Jim McDonald Centre car park to Cheviots. As part of the re-development this footpath should remain visible on the ground and open and available for use. The council would also expect the safety of the public using the route to be taken into account during the construction period and material must not be left or stored on the route. If this cannot reasonably be achieved then a Temporary Traffic Regulation Order would be required. Also if it is necessary to install any pipes/ cables etc under the path, permission must first be obtained from Hertfordshire County Council.

### Crime Prevention

- 8.17** The council would expect the developer to contact the Hertfordshire Constabulary Crime Prevention and Design Service at the earliest possible time to ensure that the development is built with 'designing out crime' in mind and that 'secure by design' accreditation is achieved.

### Ground Water and Contaminated Land

- 8.18** The Environment Agency has stated that this area is sensitive with regard to groundwater, and that the geology shows secondary aquifers over a principal aquifer. Furthermore, the site is within Source Protection Zone 2 (the area

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around the abstraction point from which the water will be used within 400 days) for Bishops Rise and North Mymms public water supply. Given this, any development at High View will have to take into account the potential for existing contamination or potential contamination from proposed use.

- 8.19** The following documents should therefore be referred to and the principles followed: PPS23; Environment Agency's Groundwater Protection: Policy and Practice (GP3 parts 1-4); Welwyn Hatfield Borough Council's Contaminated Land Strategy (produced to comply with Part IIa Environmental Protection Act 1990). In line with PPS 23 the Environment Agency has also stated that they would expect a Preliminary Risk Assessment with regard to potential contamination issues to accompany any application for planning permission for redevelopment in the area. It is therefore recommended that early and close liaison should be established between the developer and the Environment Agency to ensure that these issues are adequately dealt with as part of the planning application process.

### Flood Risk

- 8.20** The site is in flood zone one and so is at low risk of flooding. The Environment Agency (EA) has stated that, as the site is over 1 hectare, surface water discharges from the site should not exceed the greenfield runoff rate. There are various Sustainable Drainage System (SuDS) options for the control of surface water run-off. These techniques not only cater for flood peak attenuation, but can also improve water quality and provide amenity benefits. Examples of SuDS include green roofs, ponds, grassed swales, rainwater harvesting, permeable pavements, infiltration trenches and soakaways.
- 8.21** It should however be noted that the use of SuDS is not always appropriate, and that if they are installed they need to be properly maintained and managed to ensure that they remain fit for purpose.
- 8.22** Systems involving underground tanks and/or pumping should normally be avoided. Furthermore, the EA have also stated that the drainage system must be able to accommodate any storm event up to the critical duration 1 in 100 year storm event for the site including the appropriate climate change factor, without any flow balancing system being bypassed. It is therefore recommended that early and close liaison should be established between the developer and the Environment Agency to ensure that these issues are adequately dealt with as part of the planning application process.

### Biodiversity

- 8.23** The biodiversity of the site should be enhanced through the implementation of a varied landscaping scheme in the development, and the council would welcome the use of ponds, nest boxes, green roofs and grassed swales at High View. Furthermore, the landscaping scheme should help to deliver the priorities set out in the Biodiversity Action Plan for Hertfordshire (2006). This approach is also supported by the Environment Agency, and the council would recommend

that early and close liaison should be established between the developer and the Environment Agency to ensure that these issues are adequately dealt with as part of the planning application process.

## Noise

- 8.24** Given that the site has been identified as an area for mixed use development including housing, retail and community uses, there is therefore a need to identify potential conflicts of use and identify mitigation measures to resolve them when working up development proposals for the site.
- 8.25** The Council's Environmental Health officer has identified those areas where a conflict of uses could hold the potential for noise disturbance. These include: residential adjacent to the pub; residential above the shops; residential adjacent to the medical centre; and residential in close proximity to the play park. It is the Council's aim that any mixed use scheme should result in a proposal that provides quiet and comfortable homes through imaginative and technically correct design.
- 8.26** It is recommended that early and close liaison should be established between the developer and the Council's Environmental Health and Planning services to ensure that there is an adopted and agreed method of setting noise levels as part of the design criteria for each building
- 8.27** For any new residential properties the Council will require the internal noise level in habitable rooms to reach the standards stated in British Standard BS8233:1993 as well as those cited by the World Health Organisation (WHO) by virtue of design and layout where possible. However, in certain cases a more detailed noise assessment may be required to determine whether increased noise protection is required. Furthermore specific internal noise levels should be achieved with a partially open window and there must be access to open space for the residents where noise levels are at or below those stated in the above standards for gardens and communal areas.
- 8.28** Due to the comprehensive redevelopment of this site an agreed method of assessing the representative background levels to provide a benchmark is considered reasonable in accordance with BS 8233:1993 or the WHO guidelines as noted above.
- 8.29** Where there is mixed use within the same building i.e. retail at the ground floor and housing above, the construction of the building must ensure that there is no structure-borne noise transmitted to the housing above from the use of the building at ground floor level.
- 8.30** Furthermore, it may be considered reasonable to restrict the hours of use and/or to impose a blanket restriction on deliveries during the night time and early hours of the morning depending on the nature of the uses proposed.

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**8.31** Finally, noise assessments of the commercial uses should also take into account; external plant and equipment, hours of operation, associated traffic, delivery vehicles, ventilation outlets, exhaust systems, amplified music or PA system etc.

### Monitoring

**8.32** The extent to which the objectives and implementation of the SPD are achieved will be monitored through the Council's Annual Monitoring Report (AMR). This assessment of performance will also help to identify if there is a need for the SPD to be reviewed.