

4 PLANNING HISTORY

The site benefits from planning permission for 15 dwellings, which was granted under reference 3/16/2311/OUT, on 8th June 2018. This application was an Outline Application, with all matters (apart from access) to be agreed under further reserved matters applications. In granting Outline permission, East Herts District Council has accepted the principle of residential development on this site.

The Committee Report for the application, dated 5th April 2017, confirmed that:

- **The benefits of the proposed development, including the provision of affordable housing and the removal of the untidy layby on Stortford Road and including of 8 parking spaces for the benefit of local residents, outweighed any harm that would arise from the development;**
- **The report confirmed the site to be within a sustainable location, close to services and facilities located within Standon and Puckeridge which could be accessed by foot or cycle, and that the site is accessible by existing bus routes to larger settlements within the District;**
- **The development would have a 'neutral' impact in terms of landscape character, highway safety, parking, ecology and residential amenities.**

The Committee Report also confirms that part of the Parish Council's objection to the scheme lay with the density of the scheme, which it considered to be too low (at 15 dph) and in conflict with emerging policies within the Neighbourhood Plan, the supporting text of which confirms the most appropriate density for new housing development within the village would be 25 dph, which is the same density as Town Farm Crescent, adjacent to our site.

This decision is material to the current scheme proposals before you this evening. As detailed on boards 8 to 10, Stonebond Properties are proposing to submit a full planning application for 23 dwellings on this site.



Approved Scheme for 15 Dwellings