

North Hertfordshire Local Plan 2011 – 2031 Examination

Matter 10 – Royston (RY7)

01/18

Statement on behalf of James Property Investments LLP

Hearing Statement



jb planning associates

Chells Manor, Chells Lane, Stevenage, Herts, SG2 7AA

e-mail info@jbplanning.com url www.jbplanning.com

tel 01438 312130 fax 01438 312131



List of Appendices

- Appendix 1 Location Plan – Drawing No. SK11
- Appendix 2 Density of Adjacent Development - Drawing No. SK09
- Appendix 3 Preliminary Site Layout – Drawing No. SK10A
- Appendix 4 Phasing Plan - Drawing No. SK13A
- Appendix 5 Letter from JPI LLP dated 9 January 2018
- Appendix 6 Proposed Layout (axonometric view) - Drawing No. SK16
- Appendix 7 Site Layout with Noise Overlay – Drawing No. SK12A
- Appendix 8 Street View as existing and proposed – Drawing No. SK14

Matter 10 - Hearing Statement

Introduction

- 1** This hearing statement is submitted on behalf of James Property Investments LLP (JPI LLP) who are promoting the 1.2 hectare Anglian Business Park site in the Orchard Road industrial area, Royston. A Location Plan of the site shown on Drawing SK11 is enclosed as Appendix 1.
- 2** The site is currently in general employment use and has now been identified as a proposed allocation for residential redevelopment to provide 48 homes in the North Hertfordshire Submission Draft Local Plan 2011- 2031 (LP1). Our client supports the proposed allocation of the site for residential development as per draft policy RY7 but given the pressing need for housing and having further studied the character of the area and density of adjacent development believes that a higher number of units will be feasible here. Please refer to Drawing SK09 within Appendix 2 which shows the density of adjacent residential development.
- 3** James Property Investments LLP is proposing a residential development that could deliver 79 homes comprising: 48 one-bedroom apartments, 11 two bedroom units, 15 three bedroom and 5 four bedroom dwellings at a gross density of 66 dwellings per hectare (dph). Drawing SK10A shows the draft proposed residential layout and is enclosed within Appendix 3. This shows how the whole site can be reasonably and efficiently re-developed. JPI LLP propose a phased development as the leases of the current business uses expire. Please refer to the proposed Residential Development Phasing Plan Drawing SK13A enclosed within Appendix 4. The first phase of development comprising vacant land to the south of the site adjacent to the railway line will be for 35 flats (Plots 45-79). James Property Investment's intention is to request a further pre-application meeting with the planning officers during February 2018, then subject to a satisfactory outcome (and the Local Plan adoption timetable), seek to submit an outline planning application for the first phase of the residential development by 30 June 2018.
- 4** James Property Investments (JPI LLP) welcomes the opportunity to engage with the examination process, especially in relation to Matter 10 – The housing allocations and the settlement boundaries: the Towns (Royston).

Proposed Allocation Site RY7

- 5** Below we set out our client's brief responses to the Inspector's questions relating to proposed allocation site RY7 – Anglian Business Park, Orchard Road, Royston for an estimated 48 dwellings.

10.16 Are all of the proposed housing allocations deliverable? In particular, are they:

a) Confirmed by all of the landowners involved as being available for the use proposed?

- 6** Please see the letter dated 9 January 2018 enclosed within Appendix 5 from JPI LLP (the landowner), which confirms that it is fully committed to ensuring that the proposed housing allocation site is delivered in the first half of the Plan period. Phase 1 is expected to be delivered in years 1-5 and Phases 2 and 3 in years 6-10.

b) Supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?

- 7** There is an existing main vehicular access road off of Orchard Road into the site, which is well engineered. Wide pathways exist on both sides of the current access road, and can be readily used by pedestrians.
- 8** JPI LLP's site layout for the proposed development will retain this, with only minor modifications required for access to the new areas of development. We consider that this road would provide sufficient access to the first phase of development without producing unacceptable levels of disruption to the existing neighbouring general employment uses.
- 9** Bus services are readily accessible nearby, with a bus stop located outside the nearby Johnson Matthey factory in Orchard Road, and another at Old North Road. The no.16 service runs from Burns Road to the town centre (circular). The no. 26 service provides a link to Trumpington, where a park and ride service into Cambridge is located and the no.331 service runs to Hertford. Other local bus services include

the no.15 (Haslingfield – Royston) and no.127 (Royston – Guilden, Morden, Ashwell) services.

- 10** Royston Railway Station is also within a short walking distance from the site, with its important links to Cambridge and London - Kings Cross train services.

c) Deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?

- 11** Our previous representations and promotional brochure (November 2013) envisaged a development of 61 dwellings and the District Council were provided with a conceptual site layout that illustrated how 61 dwellings could be comfortably accommodated. This conceptual drawing demonstrated a mix of housing and flatted development, taking account of all relevant planning considerations including amenity space requirements, car parking provision and the protection of existing and proposed residential amenity.
- 12** These initial exercises lead to a layout which represented a robust assessment of the level of development the site could comfortably accommodate, predominantly comprising housing, with some flats. However, given the location within close proximity to the station, we consider that the site should be more efficiently developed with a greater proportion of flats and in turn a higher gross density of development.
- 13** Through collaborative discussions with our client's development company Marchfield Homes Ltd and their architects Boast Associates, a scheme has now been produced which is capable of delivering 79 dwellings. This new scheme has taken account of points raised in previous pre-application advice received from officers in 2014 and also sought to address the 5 bullet points set out within the 'Local Housing Allocations Site Specific Criteria' listed in paragraph 13.289 of the North Hertfordshire Proposed Submission Local Plan (LP1) in relation to proposed site allocation RY7:

Higher density/flatted development may be achieved given surrounding built form

- 14** The first of the five bullet points acknowledges that higher density flatted development can be achieved given the existing surrounding built form. The land to the east of the site was assembled and planned by Marchfield Homes Ltd and developed by Messrs Wilson Connolly and Taylor Wimpey. The flats on the eastern edge of this development, adjacent to Site allocation RY7 were built at a relatively high gross density of around 75 dph, making efficient use of a portion of the site that would have been less suitable for dwelling houses. The previous layout contained within our promotional brochure (dated November 2013) was for 61 dwellings on the 1.2 hectare site and represented a gross density of 50 dph. If we were to mirror the density of the neighbouring site on Site RY7, 90 dwellings could be provided.
- 15** Following a capacity testing exercise with our client's architect Boast Associates, we have concluded that the site could not feasibly accommodate as many as 90 dwellings, although its capacity does represent more than the 48 dwellings proposed in the draft Local Plan, at a gross density of 35 dph. We believe that the minimum expectation from this site should be at least 60 dwellings. Our latest draft layout for the site proposes 79 dwellings at 66 dph, which in our view makes considerably more efficient use of the land, given its urban location within walking distance of Royston Railway Station. Please refer to Drawing SK16 enclosed within Appendix 6 and shows the proposed layout in axonometric view in context with the nearby surroundings.

Appropriate mitigation measures for noise associated with the railway to potentially include insulation and orientation of living spaces

- 16** The layout and design of the development scheme has given due regard to potential noise impact considerations. JPI LLP instructed an acoustic consultant (Cass Allen Ltd) to undertake a full noise and vibration survey of the site. The survey conclusions resulted in the identification of appropriate noise mitigation measures to show how the layout of the development and orientation of dwellings could be amended to address noise concerns. Drawing SK12 A showing the background noise levels in comparison to the proposed layout for 79 dwellings is enclosed at Appendix 7.

17 To the rear of the site, car parking will provide a degree of separation between the railway line and the residential units. Gardens in this portion of the site will require noise mitigation measures in the form of acoustic fencing. Therefore, flatted development is considered to be more appropriate in this location.

18 As informed by the acoustic survey, it is proposed that the apartments will have acoustically upgraded glazing and ventilation systems to address noise associated with both the railway and neighbouring industrial activity.

Ensure appropriate residential amenity for any properties adjoining employment area or likely to be affected by existing, permitted operations

19 The proposed layout for 79 units responds to the need to mitigate against potential impacts of neighbouring uses and activities on the residential amenity of future occupiers. The results of the aforementioned Cass Allen noise survey have informed the latest proposed site layout.

20 The front of the site can accommodate 2 four-storey apartment blocks, which will be designed to form a gateway feature to the development. A sketch street scene drawing of the front of the site from Orchard Road is shown on Drawing SK14 enclosed as Appendix 8. The background noise survey concluded that standard thermal double glazing would be sufficient in this location but that gardens would require appropriate measures to mitigate noise levels as far as practical. It is therefore considered that this portion of the site is best suited to higher density flatted development, with a communal garden.

21 The proposed dwelling houses will be located in the central portion of the site, where the noise survey concluded that gardens would be compliant with BS8233 guideline levels and standard thermal double glazing would be sufficient to safeguard residential amenity.

22 The rearmost portion of the site will accommodate the highest proportion of car parking, which will provide a degree of separation between the railway line and the residential units. Density will be maximised with 4 storey flatted development to the rear of the site, to make the most efficient use of land where dwelling houses would require acoustically upgraded glazing and ventilation systems and where gardens

would require commensurate garden noise mitigation measures in the form of acoustic fencing.

- 23** Where practicable, flank walls have been orientated towards the neighbouring industrial uses to the west of the site, and habitable rooms will face away from the industrial uses within the design.

Address potential surface water flood risk through SUDs or other appropriate solution

- 24** The potential risk of increased surface water flooding associated with new development is acknowledged. It is proposed that the use of SuDS will be explored to convey and attenuate surface water run-off before it enters the existing watercourse, as specified by Policy NE8 of the emerging local plan. Through early positive engagement with the Lead Local Flood Authority (LLFA), James Property Investments LLP will endeavour to design and incorporate SuDS into the residential scheme in order to achieve green-field run-off rates.

- 25** It is acknowledged from Policy NE10 of the emerging local plan that there is limited environmental capacity for the dilution of large sewage discharges without causing a breach of statutory environmental targets including the Water Framework Directive (WFD). It is also widely recognised that the use of SuDS can provide justification for new development in areas where existing sewerage systems are close to full capacity.

- 26** Our client also points out that the existing commercial buildings also generate a degree of existing surface water run-off. Therefore the opportunity will be taken to provide a surface water drainage system resulting in a net improvement in run-off rates. These matters will be fully considered at the pre-application stage.

Site layout designed to take account of existing wastewater infrastructure

- 27** In considering the evolution of the development scheme, due regard has been had to Policy NE10 “Water Framework Directive (WFD) and Wastewater Infrastructure” in the Draft Local Plan (LP1 - p.123). This explains that due to North Hertfordshire’s location at the watershed between the Great Ouse and Thames river catchments, both of which have small headwater catchments means as a consequence there is limited capacity for the dilution of large sewage discharges.

- 28** We note from draft Policy NE10 that in Royston, the principle of a delivering an engineering solution to accommodate proposed future growth will be possible through consultation with the Environment Agency and the wastewater undertaker. To respond to this JPI LLP would suggest a section 106 contribution towards any planned upgrade of Royston Sewage Treatment Works in order to meet the requirements of the WFD. Any financial contribution would need to comply with the statutory tests of reasonableness as set out in the CIL Regulations.
- 29** The SuDS hierarchy will be followed and an appropriate drainage strategy will be designed and implemented, taking account of the best available surface and foul water drainage options. This will ensure that the requisite infrastructure is implemented (as far as reasonably possible) prior to the commencement of development on site, in line with the requirements of draft Policy NE10.
- 30** The majority of the site will be deliverable between years 5 and 10 of the local plan period, and JPI LLP envisage that a phased approach to the development will be viable. As referred to above, the southern, rearmost portion of the site is currently vacant and comprises untidy and undeveloped wasteland. Subject to the imminent allocation of the site and a positive pre-application response to the new scheme, phase one would be deliverable on this part of the site between years 1 and 5 of the local plan period (post adoption).

10.17 Are all of the proposed housing allocations justified and appropriate in terms of the likely impacts of the development?

- 31** JPI LLP believes that it has provided detailed technical evidence to the District Council which demonstrates that proposed housing allocation RY7 is both justified and appropriate, and that it will not result in any significant adverse impacts arising.
- 32** However, it considers that in order to make the best use of the site, its estimated capacity be increased from 48 to 79 dwellings. The consequence of this will be that an additional 31 dwellings can be added to the Council's identified housing land supply.

10.18 Are all of the proposed allocations the most appropriate option given the reasonable alternatives?

- 33** JPI LLP considers that proposed allocation RY7 is the most appropriate option given the reasonable alternatives. The proposed allocation is a brownfield site next to existing residential and employment uses. Royston town centre and its railway station are easily accessible by foot, cycle and bus.

10.19 Is the proposed settlement boundary:

a) Consistent with the methodology for identifying the settlement boundaries?

- 34** The proposed allocation does not impact upon the outer settlement boundaries of Royston as it is an urban brownfield site located near to the town centre.

b) Appropriate and justified?

- 35** Yes. The Council has stated in the Draft Plan (LP1 - paragraph 4.11) that it wishes to focus the majority of new development on the towns in order to make maximum use of existing facilities, social networks and infrastructure, and maximise opportunities to deliver new infrastructure. Such an approach is both sensible and sustainable. It is also entirely in keeping with the NPPF.

Proposed Change

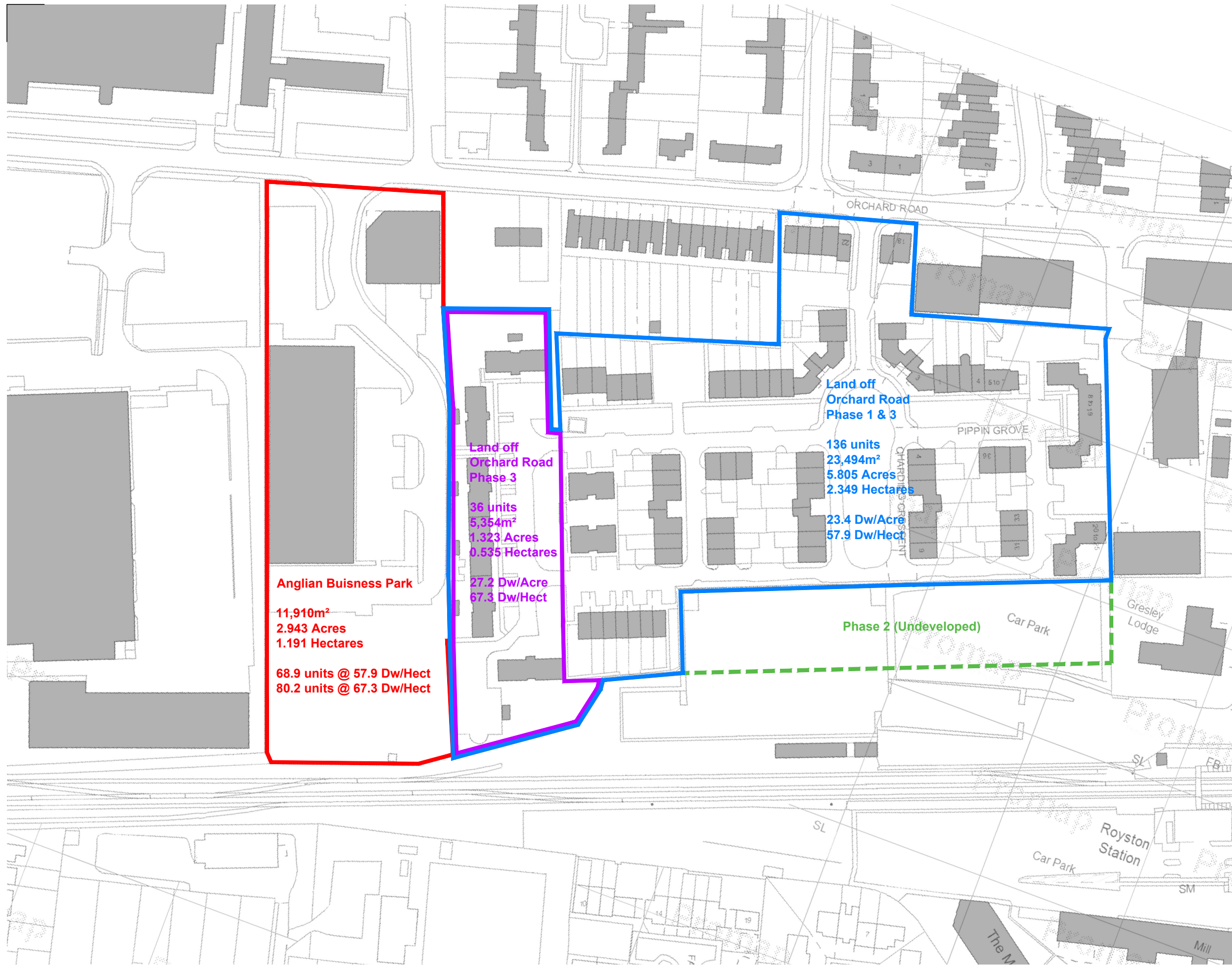
- 36** JPI LLP proposes that an amendment be made to paragraph 13.289 of the North Hertfordshire Proposed Submission Local Plan (LP1) in relation to the dwelling estimate in respect of housing allocation RY7 (Anglia Business Park, Orchard Road, Royston). To make full and efficient use of the proposed residential allocation, the dwelling estimate should be increased from 48 to 79 dwellings.



Appendix %



Appendix &



Anglian Business Park

11,910m²
2.943 Acres
1.191 Hectares

68.9 units @ 57.9 Dw/Hect
80.2 units @ 67.3 Dw/Hect

Land off Orchard Road Phase 3

36 units
5,354m²
1.323 Acres
0.535 Hectares

27.2 Dw/Acre
67.3 Dw/Hect

Land off Orchard Road Phase 1 & 3

136 units
23,494m²
5.805 Acres
2.349 Hectares

23.4 Dw/Acre
57.9 Dw/Hect

Phase 2 (Undeveloped)

Car Park

NOTES:
This drawing is the property of Boast Associates and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person without written consent.
No dimensions are to be scaled from this drawing. All stated dimensions are in millimetres and must be verified on site. The Architect must be informed of any discrepancies immediately.
This drawing is to read together with the specification and related drawings.
© BOAST ASSOCIATES

REVISIONS:

Rev:	By:	Chk:	Date:	Description:

PRELIMINARY

Project:
Anglian Business Park
Orchard Road
Royston

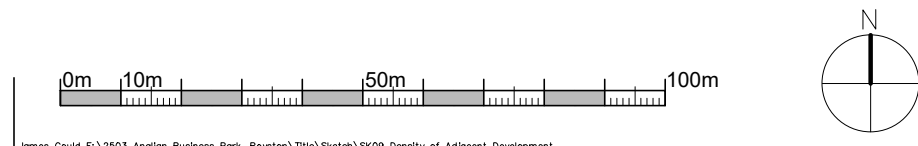
Title:
Density of Adjacent Development

Drawn: JG	Checked:	Date: 21.11.17	Scale: 1:1250	Size: A3
Project No: 2503		Drawing No: SK09		Revision:



BOAST ASSOCIATES
architects + development consultants

16 Gateway 1000, Whittle Way, Stevenage, SG1 2FP
Tel: 01438 365000 Fax: 01438 365001
email: architects@boastassociates.com
web: www.boastassociates.com





Appendix 'A'



NOTES:
 This drawing is the property of Boast Associates and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person without written consent. This drawing is to be read together with the specification and related drawings.

REVISIONS:				
Rev:	By:	Chk:	Date:	Description:
A	MH		30.11.17	Site layout updated.

© BOAST ASSOCIATES
 James Gould F:\2503 Anglian Business Park, Royston\Title\Sketch\SK10 Preliminary Site Layouts

Units	Beds	Total sqft	Car Spaces
48	1	25,824	
11	2	8,310	
15	3	18,440	
5	4	7,920	
79		60,494	94

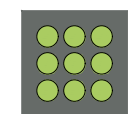
Site Area 2.93 acres/ 1.1850 ha
Average Site Coverage 20,660 sqft per acre
Density 26.98 dpa/ 66.67 dpha

Project:
 Anglian Business Park, Orchard Road
 Royston

Title:
 Residential Development
 Preliminary layout

Drawn: PH	Checked:	Date: 21.11.17	Scale: 1:500	Size: A3
Project No: 2503	Drawing No: SK10	Revision: A		

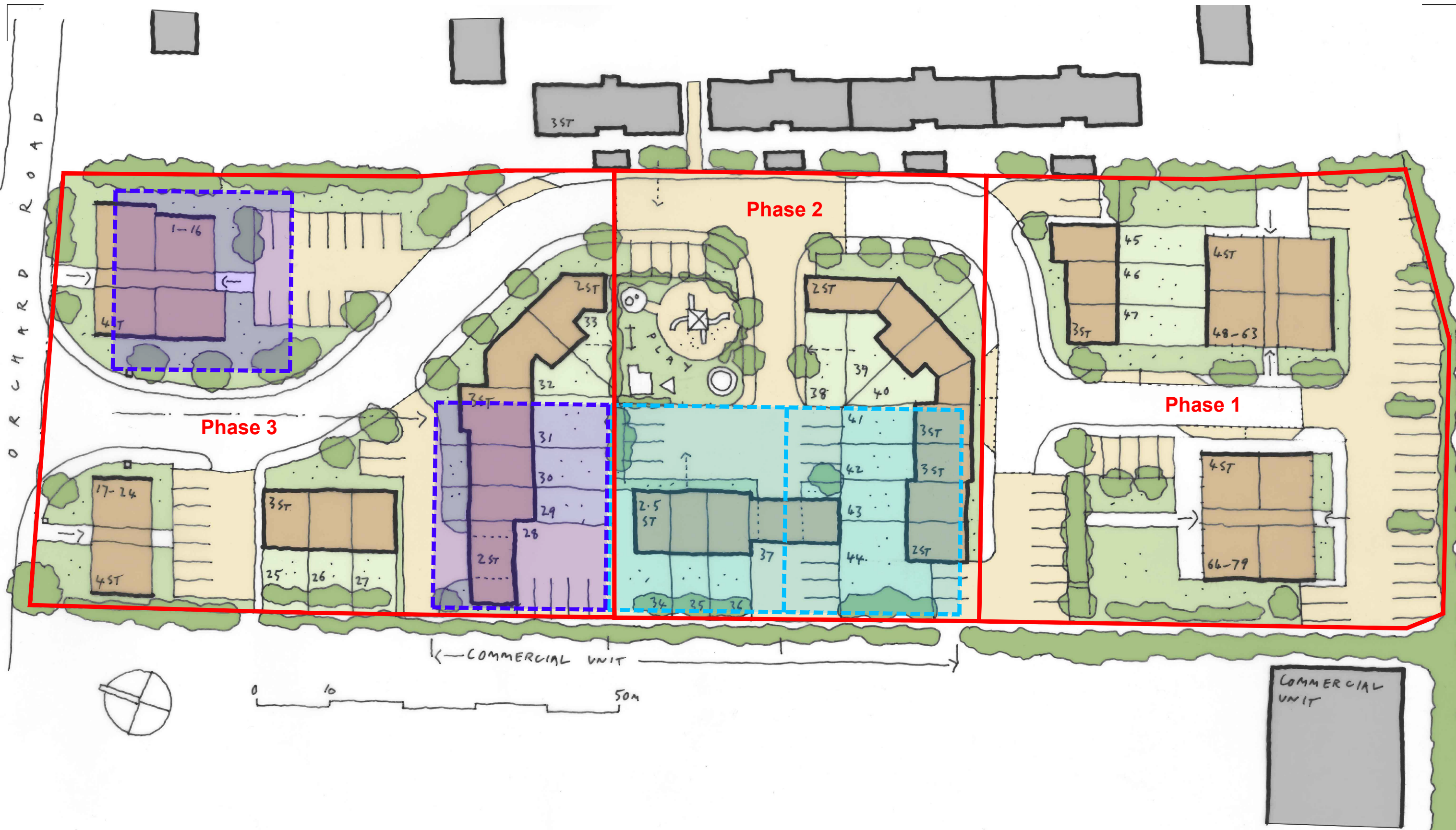
PRELIMINARY



BOAST ASSOCIATES
 architects + development consultants
 16 Gateway 1000, Whittle Way, Stevenage, SG1 2FP
 Tel: 01438 365000 Fax: 01438 365001
 email: architects@boastassociates.com
 web: www.boastassociates.com



Appendix (



NOTES: This drawing is the property of Boast Associates and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person without written consent. This drawing is to be read together with the specification and related drawings.	REVISIONS:				
	Rev:	By:	Chk:	Date:	Description:
	A	MH		30.11.17	Site layout updated.

- Legend**
- Existing Buildings (demolished at phase 2)
 - Existing Buildings (demolished at phase 3)
 - Phase Boundaries

Project: Anglian Business Park, Orchard Road Royston				
Title: Residential Development Phasing Plan				
Drawn: JG	Checked:	Date: 20.12.17	Scale: 1:500	Size: A3
Project No: 2503	Drawing No: SK13		Revision: A	

PRELIMINARY



BOAST ASSOCIATES
 architects + development consultants

16 Gateway 1000, Whittle Way, Stevenage, SG1 2FP
 Tel: 01438 365000 Fax: 01438 365001
 email: architects@boastassociates.com
 web: www.boastassociates.com



Appendix)

James Property Investments LLP

Chells Manor
Chells Lane
Stevenage
Hertfordshire SG2 7AA

Tel: 01438 311411

Our Ref: RJJ/nsb

9 January 2018

North Hertfordshire District Council
Planning Policy Team
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Dear Sirs

**Re: Letter of intent regarding development of Anglia Business Park, Orchard Road, Royston
(proposed site allocation RY7)**

James Property Investments LLP has owned the Anglian Business Park since 2003 and has been actively promoting the site for residential development throughout the preparation of the North Herts Local Plan.

I write to confirm that the site is available for early re-development, on a phased basis, during the first half of the plan period. The proposed first phase land is immediately available, being a vacant, although previously developed, parcel of land.

Should you require any further information then please do not hesitate to contact me.

Yours faithfully



Richard J James



Appendix *



NOTES:

This drawing is the property of Boast Associates and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person without written consent. This drawing is to be read together with the specification and related drawings.

© BOAST ASSOCIATES

REVISIONS:

Rev:	By:	Chk:	Date:	Description:

Mark Hutchings F:\2503 Anglian Business Park, Royston\Title\Sketch\SK14-16 Elevations and Axometrics

Project:

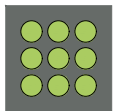
Anglian Business Park, Orchard Road
Royston

Title:

Axonometric View
Showing Proposed

Drawn: MH	Checked: JG	Date: 04.01.18	Scale:	Size: A3
Project No: 2503	Drawing No: SK16	Revision:		

PRELIMINARY



BOAST ASSOCIATES
architects + development consultants

16 Gateway 1000, Whittle Way, Stevenage, SG1 2FP
Tel: 01438 365000 Fax: 01438 365001
email: architects@boastassociates.com
web: www.boastassociates.com



Appendix +



NOTES:
 This drawing is the property of Boast Associates and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person without written consent. This drawing is to be read together with the specification and related drawings.

REVISIONS:

Rev:	By:	Chk:	Date:	Description:

© BOAST ASSOCIATES
 James Gould F:\2503 Anglian Business Park, Royston\Title\Sketch\SK12 Site layout with Noise Overlay

Noise Analysis
 Refer to initial noise report prepared by Cass Allen, the details for which are summarized below

Shading	Facades	Gardens
Standard thermal double glazing	Standard thermal double glazing	No measures required
Acoustically upgraded glazing and ventilation		Measure required
		Measures required

Project:
 Anglian Business Park, Orchard Road
 Royston

Title:
 Noise Overlaid on
 Preliminary layout

Drawn: JG	Checked:	Date: 20.12.17	Scale: 1:500	Size: A3
Project No: 2503	Drawing No: SK12	Revision: A		

PRELIMINARY

BOAST ASSOCIATES
 architects + development consultants

16 Gateway 1000, Whittle Way, Stevenage, SG1 2FP
 Tel: 01438 365000 Fax: 01438 365001
 email: architects@boastassociates.com
 web: www.boastassociates.com



Appendix ,



ORCHARD ROAD AS PROPOSED

Consented Scheme

Development Site



ORCHARD ROAD AS EXISTING

Existing Building

Development Site



NOTES:

This drawing is the property of Boast Associates and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person without written consent. This drawing is to be read together with the specification and related drawings.

© BOAST ASSOCIATES

REVISIONS:

Rev:	By:	Chk:	Date:	Description:

Mark Hutchings F:\2503 Anglian Business Park, Royston\Title\Sketch\SK14-16 Elevations and Axometrics

Project:

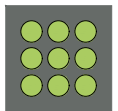
Anglian Business Park, Orchard Road
Royston

Title:

Sketch Elevations
Existing and Proposed

Drawn: MH	Checked: JG	Date: 04.01.18	Scale: 1:500	Size: A3
Project No: 2503		Drawing No: SK14		Revision:

PRELIMINARY



BOAST ASSOCIATES
architects + development consultants

16 Gateway 1000, Whittle Way, Stevenage, SG1 2FP
Tel: 01438 365000 Fax: 01438 365001
email: architects@boastassociates.com
web: www.boastassociates.com



planning associates

Chells Manor, Chells Lane, Stevenage, Herts, SG2 7AA
e-mail info@jbplanning.com url www.jbplanning.com
tel 01438 312130 fax 01438 312131