

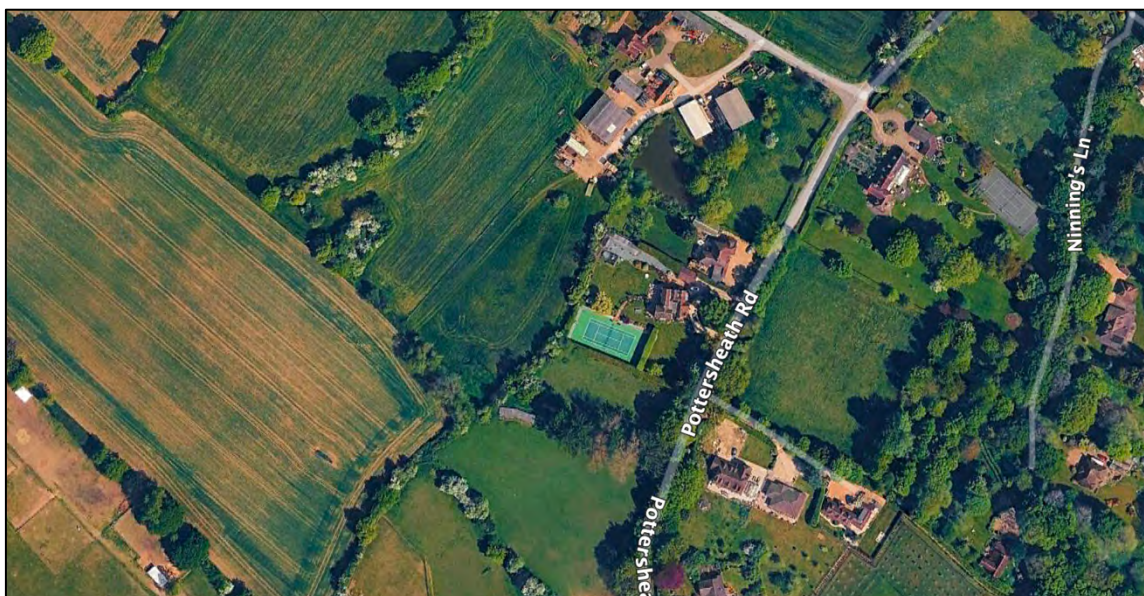


PLANNING STATEMENT

Waterdells, Pottersheath Road, Welwyn, AL6 9TA

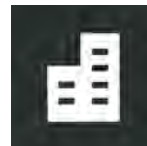
Job Ref: 25/129

Date: February 2026



Prepared by Tom Donovan BA (Hons), MA, MRTPI on behalf of

PETER GEORGE TOWN PLANNING



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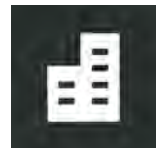


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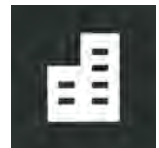
Appendix 1: Five-Year Housing Land Supply Update (November 2025)

Appendix 2: Delegated Report Application Ref. 23/01202/FP



Section 1: Introduction & Background

- 1.1 Peter George Town Planning has been instructed by Mr Robin Heap to prepare and submit a planning application for **permission in principle** (PiP) for the erection of one detached dwelling at Waterdells, Pottersheath Road, Welwyn, AL6 9TA.
- 1.2 As set out within the Planning Practice Guidance (PPG), the permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development.
- 1.3 In considering whether to grant permission in principle, the PPG sets out that **the scope of permission in principle is limited to location, land use and amount of development**. Other matters should be considered at the technical details consent stage.
- 1.4 The purpose of this statement is to set out the proposals, relevant local and national planning policy, and ultimately make the case as to why permission in principle should be granted.



Planning History

Ref.	Proposal	Decision
89/00649/1	Two-storey rear extension	Granted 07/06/1989
83/01240/1	Retention of extension to stable block for open field shelter	Granted 22/09/1983
83/00751/1	Erection of a detached building for 3 stables and tack room	Granted 16/06/1983
82/00991/1	Erection of a replacement double garage	Granted 24/08/1982



Section 2: Analysis of the Site and Surroundings

The Application Site

- 2.1 The application site is part of the residential curtilage of ‘Waterdells’, a large two-storey dwelling situated to the west side of Pottersheath Road.

The site lies within the Metropolitan Green Belt.

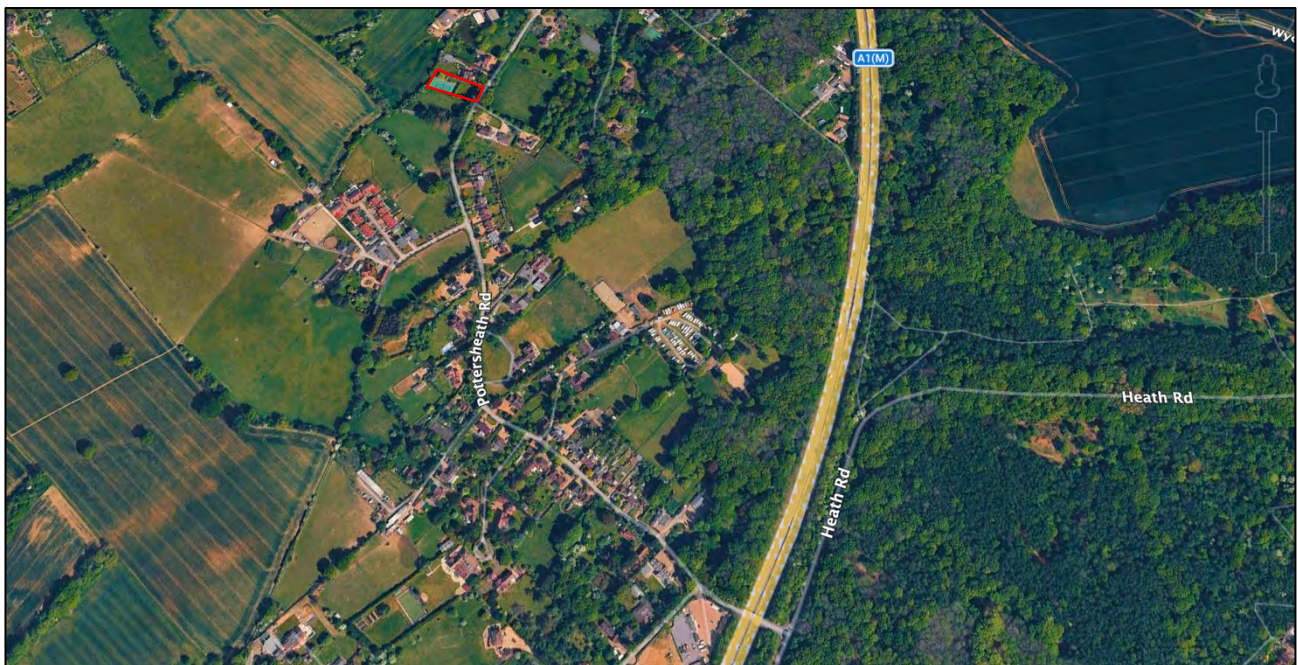


Figure 1 - Site Location

- 2.2 The existing dwelling is set within generous grounds with existing residential garden to the side, front and rear of the dwelling. Two mature trees are situated to the front boundary of the existing dwelling, with other trees and hedging to site boundaries. An outdoor tennis court is situated to the south-west of the main house.



- 2.3 The existing dwelling is served by two existing vehicular accesses which are used in an informal 'in/out' arrangement. An existing field access with associated existing five-bar gate is located in the south-eastern corner of the site.
- 2.4 The site does not contain any listed buildings nor is it within nor adjacent to a conservation area. The nearest listed buildings are Arnolds Farmhouse, Granary at Arnolds Farm and Barn at Arnolds Farm; these are located some 270m to the south of the site. The site does not lie within an identified archaeological area nor is it within or adjacent to a scheduled monument.

Wider Context

- 2.5 Pottersheath is a small hamlet to the north-west side of the A1(M). It contains a number of existing dwellings which are largely arranged in a linear form along Pottersheath Road, Spinney Lane and Wych Elm Lane. The main part of Pottersheath is largely defined by the 30mph speed limit signs at the junction with Danesbury Park Road and just before the bridge over the A1(M) on Wych Elm Lane.



2.6 Danesbury Park Road lies to the south of Pottersheath and contains a number of existing residential properties, a park home site and care home.

Danesbury Park Road connects to The Avenue which is one of the connecting roads between Pottersheath and Oaklands. The other main connecting road between Pottersheath and Oaklands is Canonsfield Road which benefits from a public footpath along its full extent enabling pedestrian access into Oaklands.

2.7 Oaklands is largely situated within Welwyn/Hatfield with a small section situated within North Hertfordshire. It is regarded by the Council as a Category A settlement given the range of services and facilities that it contains.

2.8 The nearest bus stops are located at The North Star Public House which is near to the junction of Canonsfield Road and Great North Road. A further set of bus stops are situated near to the junction of The Avenue and Great North Road.



Section 3: The Development Proposal

3.1 The proposed development can be described as follows:

“Permission in principle: Erection of one detached dwelling.”

3.2 The Planning Practice Guidance sets out that:

“The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second (‘technical details consent’) stage is when the detailed development proposals are assessed.”

3.3 This application is submitted as the ‘first stage’ or the ‘permission in principle’ stage. Subject to permission being granted, the detailed development proposals would be submitted as part of the ‘second stage’ otherwise known as ‘technical details consent’.



- 3.4 Accordingly, no ‘details’ are submitted as part of the proposals, only an indicative block plan setting out how it is envisaged that one dwelling could be accommodated on the site in a manner in keeping with the prevailing context.
- 3.5 Vehicular access is shown indicatively, albeit its precise positioning will need careful consideration prior to the submission of any technical details consent application which would follow any grant of permission in principle. This is not a matter to be considered at this stage.



Section 4: Relevant Planning Policy

National Planning Policy Framework

- 4.1 The Government policies on different aspects of planning are set out in the National Planning Policy Framework 2024 (the Framework).
- 4.2 The relevant sections of the Framework are as follows:
- Section 2: Achieving sustainable development
 - Section 5: Delivering a sufficient supply of homes
 - Section 8: Promoting healthy and safe communities
 - Section 9: Promoting sustainable transport
 - Section 11: Making effective use of land
 - Section 12: Achieving well-designed places
 - Section 13: Protecting Green Belt land
 - Section 14: Meeting the challenge of climate change, flooding and coastal change
 - Section 15: Conserving and enhancing the natural environment

Development Plan

- 4.3 Section 38(6) of the Planning Compulsory Purchase Act 2004 states that:
- “If regard is to be had to the development plan for the purpose of any determination under the Planning Acts, the determination must be made in accordance with the plan unless material considerations dictate otherwise.”*



4.4 The development plan context for the planning application is provided by:

- **North Hertfordshire Local Plan 2011-2031**

4.5 The following policies are considered relevant to the consideration of this application:

Strategic Policies

- Policy SP1: Sustainable Development in North Hertfordshire
- Policy SP2: Settlement Hierarchy and Spatial Distribution
- Policy SP5: Countryside and Green Belt
- Policy SP6: Sustainable Transport
- Policy SP9: Design & Sustainability
- Policy SP10: Healthy Communities
- Policy SP12: Green Infrastructure, Landscape and Biodiversity

Development Management Policies

- Policy T1: Assessment of Transport Matters
- Policy T2: Parking
- Policy D1: Sustainable Design
- Policy D3: Protecting Living Conditions
- Policy NE2: Landscape
- Policy NE4: Biodiversity and Geological Sites

Supplementary Planning Documents

- Vehicle Parking at New Development SPD September 2011
- Design SPD July 2011



Section 5: Planning Analysis

Permission in Principle

- 5.1 As set out within the Planning Practice Guidance (PPG), the permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development.
- 5.2 In considering whether to grant permission in principle, the PPG sets out that **the scope of permission in principle is limited to location, land use and amount of development**. In this case, this will require an assessment as to whether the proposed development would be inappropriate development in the Green Belt and whether the location would otherwise be suitable for new housing. All other matters should be considered at the technical details consent stage.

Principle of Development – Location & Land Use

Whether Inappropriate Development

- 5.3 North Herts Local Plan (LP) Policy SP5 deals with development within the countryside. It largely defers to the contents of the National Planning Policy



Framework (the Framework) in respect to the consideration of development in the Green Belt.

5.4 Paragraph 154 of the National Planning Policy Framework (the Framework) states that, unless compliant with a series of stated exceptions, development in the Green Belt should be regarded as being inappropriate in the Green Belt. Paragraph 155 of the Framework states that, the development of homes in the Green Belt on ‘grey belt’ land should also not be regarded as inappropriate development subject to compliance with a specific set of criteria.

5.5 ‘Grey belt’ is defined in the glossary to the Framework as follows:

“For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.”



5.6 The question is therefore whether the site **strongly contributes** to purposes A, B or D of the Green Belt purposes. An assessment of this in respect to each component is set out below.

Contribution to Purpose A

5.7 The Planning Practice Guidance makes clear that purpose a relates to the sprawl of large built-up areas confirming that **villages should not be considered large built-up areas**. Pottersheath is a hamlet mainly comprised of residential properties with a small number of farms and agricultural businesses (such as Welwyn Equestrian Centre). Its characteristics are more akin to a village and, as such, it is considered that the site makes **no contribution** in checking the unrestricted sprawl of a large built-up area.

5.8 That being said, even if the Council were to consider that site would be adjacent to a large built-up area, the site has a high degree of self-containment owing to the presence of the established boundary fencing and hedging and is within the grounds of an existing house. These factors would restrict and contain development and ensure that the proposed development would not result in an incongruous pattern of development in the Green Belt.



5.9 Consequently, even were it the case that the site was considered to be adjacent to a large built-up area, we consider that the site would make, at best, a moderate contribution to restricting urban sprawl.

5.10 Overall, given the guidance in the PPG and the facts of the case, our view is that the application site makes **no contribution to purpose A**, or a moderate contribution at best.

Contribution to Purpose B

5.11 The site makes no contribution to preventing neighbouring towns merging into one another (Pottersheath could be described as a hamlet in any event). Accordingly, in accordance with the Planning Practice Guidance, the site thus makes **no contribution to purpose B**.

Contribution to Purpose D

5.12 The recently updated PPG clarifies that purpose D is intended to relate solely to the preservation of the setting of historic towns, not villages. Accordingly, given that the site does not relate to a historic town, it makes **no contribution to purpose D** of the Green Belt purposes.

'Grey Belt' Summary



- 5.13 For the reasons discussed above, it is considered that the site meets the definition of ‘grey belt’ as it does not contribute strongly to functions a, b or d of the Green Belt purposes.

Compliance with Paragraph 155

- 5.14 It is now necessary to consider Paragraph 155 of the Framework which states that:

“The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

b. There is a demonstrable unmet need for the type of development proposed;

c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and

d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.”

- 5.15 The applicant’s response to each of the above is set out below:



a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

5.16 In terms of the first part of this criterion, the application site meets the definition of grey belt land for the reasons discussed above.

5.17 Regarding the second part of this criterion, the PPG provides guidance regarding the consideration of the impact of releasing or developing grey belt sites on the remaining Green Belt in the plan area to be assessed. This states that:

“In reaching this judgement, authorities should consider whether, or the extent to which, the release or development of Green Belt Land would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way.”

5.18 The site comprises a relatively small parcel of land with existing dwellings situated immediately to the north, including the donor property. It has a reasonably high degree of self-containment due to the presence of boundary trees, hedgerows and other features which segregate it from the wider countryside.



- 5.19 The site is moreover a very small component part of the District's Green Belt which covers approximately 47% of its entire administrative area. Accordingly, its development would have little impact on the ability remaining Green Belt across the area of the Plan from serving its functions as intended.
- 5.20 Consequently, if developed as proposed, the impact on the strategic Green Belt within the district would be negligible. In those terms, the proposed would not fundamentally undermine the purposes of the remaining Green Belt across the area of the Plan and would not affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way.
- 5.21 The proposed development would thus be compliant with limb (a) of paragraph 155 of the Framework.
- b. There is a demonstrable unmet need for the type of development proposed;
- 5.22 Footnote 56 notes that, in the case of applications involving the provision of housing, a demonstrable unmet need for the type of development proposed, means the lack of a five-year supply of deliverable housing sites, including the relevant buffer where applicable, or where the Housing



Delivery Test was below 75% of the housing requirement over the previous three years.

5.23 The Council's Five-Year Housing Land Supply Update (November 2025) (attached as **Appendix 1**) sets out that the Council are currently only able to demonstrate a 2.6-year supply of land for housing. Accordingly, there is a demonstrable unmet need for new housing development.

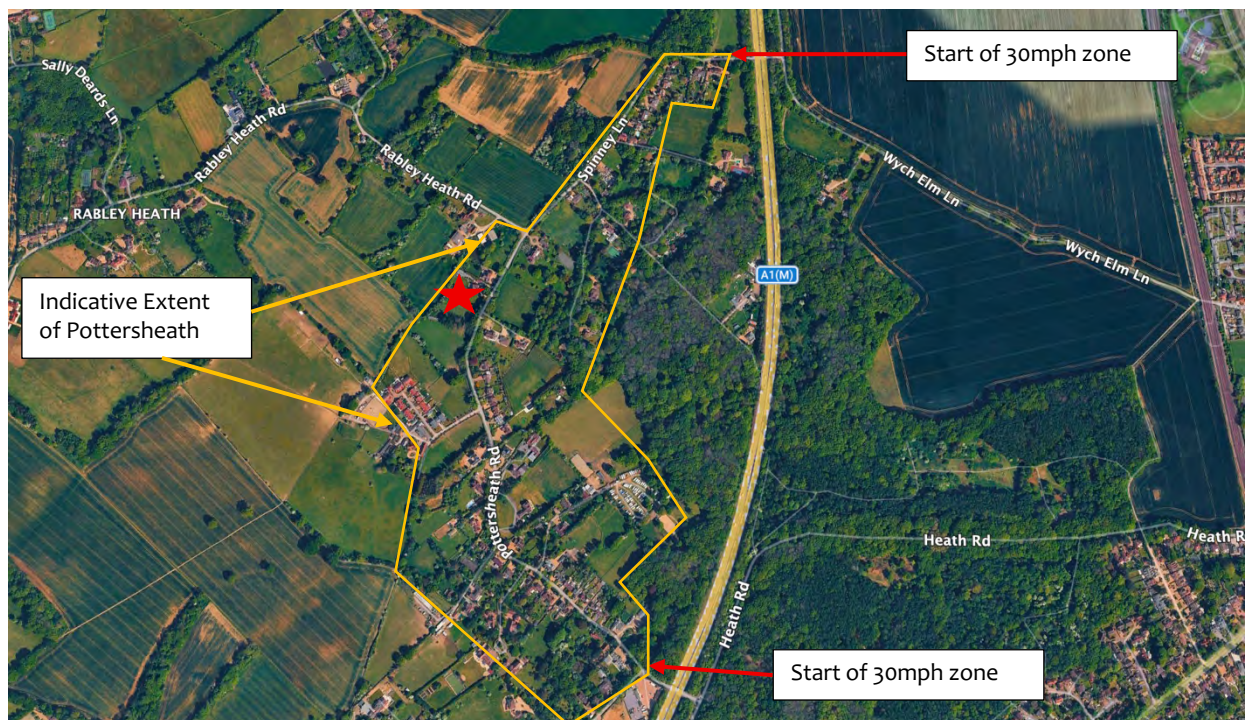
5.24 The proposed development would thus be compliant with limb (b) of paragraph 155 of the Framework.

c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework;

5.25 Pottersheath is a small hamlet to the north-west side of the A1(M). It contains a number of existing dwellings which are largely, but not exclusively, arranged in a linear form along Pottersheath Road, together with a small number of farmsteads and other rural businesses. Housing within Pottersheath extends to the north to Spinney Lane and Wych Elm Lane.



5.26 Whilst Pottersheath doesn't benefit from a defined settlement boundary, its core is largely defined by the 30mph speed limit signs at the junction with Danesbury Park Road and just before the bridge over the A1(M) on Wych Elm Lane. On the ground, this gives Pottersheath the feel of a small settlement the entrance and exit to which is clearly defined.



5.27 Further, Pottersheath is located to the west/north-west of Oaklands, a village largely located within Welwyn/Hatfield with a small section within North Hertfordshire. LP Policy SP2 identifies Oaklands as a Category A village indicating a good range of services and facilities. Indeed, it contains a primary school, day nursery and pre-school, a small parade of shops and a small number of other services and facilities. As noted above, it would be



possible to walk to Oaklands via the public footpath that connects Pottersheath Road with Canonsfield Road which leads into the village.

5.28 In terms of public transport, the nearest bus stops are located at The North Star Public House which is near to the junction of Canonsfield Road and Great North Road. A further set of bus stops are situated near to the junction of The Avenue and Great North Road. These provide regular bus services to larger settlements such as Welwyn Garden City and Stevenage.

5.29 In terms of the Framework, whilst paragraph 110 notes that ‘significant’ development should be focused on locations which are or can be made sustainable, it does note that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and that this should be taken into account in decision making. Further, paragraph 83 sets out support for sustainable development in rural areas noting that:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of



smaller settlements, development in one village may support services in a village nearby.”

5.30 In that context, it is considered that small amount of additional residential development within Pottersheath can be supported on the basis that it would represent development within the defined core of the settlement and on the basis that potential occupants are likely to utilise services in nearby villages including Codicote, Oaklands and other more sporadic services nearby and thus support these nearby rural settlements.

5.31 It is further noted that planning permission has been granted for new residential on at least two sites in Pottersheath since 2023. The first is application ref. 23/01202/FP which permitted a detached four-bedroom dwelling at Heath Farm. In discussing sustainability in his report (attached as **Appendix 2**), the planning officer noted that:

“Pottersheath comprises a conurbation in close proximity to Oaklands and Old Welwyn, parts of Welwyn Garden City. There are few services immediately around the site, however, given the proximity of the site to Welwyn Garden City, I consider that it would be suitably sustainable given the availability of public transport links within the area among other leisure, employment and



retail opportunities. Therefore, I consider that the site is in a sustainable location. Economic benefits would arise due to the use of local services and contractors and social benefits would arise due to the site comprising the provision of a new dwelling on a windfall site.”

5.32 It is further noted that planning permission has recently been granted for the conversion of an existing building at Welwyn Equestrian Centre, Pottersheath Road to residential. Whilst this approval involved the conversion of an existing building and thus a slightly different context to that in play here, it is a further example of Pottersheath being considered to be sufficiently sustainable to accommodate some additional growth.

5.33 Accordingly, it is considered that the site is in a sustainable location with respect to paragraphs 110 and 115 of the Framework and would thus be compliant with limb (c) of paragraph 155 of the Framework.

d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.

5.34 Not applicable: Development is not major development.

Summary



5.35 As discussed above, it is considered that the proposed development meets the definition of grey belt land and is moreover in full accordance with the requirements of Paragraph 155 of the revised Framework. Accordingly, it would **not be inappropriate development** in the Green Belt.

5.36 Consequently, it is considered that the site is suitable in terms of the **location** and **land use** components of a Permission in Principle application.

Amount of Development

5.37 The site comprises undeveloped garden land associated with Waterdells: the existing dwelling. It lies amongst existing residential development and is to the west side of Pottersheath Road.

5.38 The indicative site layout demonstrates a form of development for the site that would be consistent with the existing character, form and grain of development; particularly in relation to the donor property and the adjacent property to the north. Proposed dwellings would likely have a similar design and form to these existing dwellings and would be spaced similarly across the site with a private garden to the rear (following the



removal of the existing tennis court) commensurate with their size and consistent with the afore-mentioned dwellings.

5.39 The indicative proposals moreover demonstrate how development could be successfully integrated in connection with significant trees to the frontage with other existing boundary hedgerows and other trees able to be retained. This would ensure that the rural character of Pottersheath Road would be able to be retained.

5.40 In all, it is considered that the site is capable of accommodating a detached dwelling in a manner that would be consistent with the prevailing pattern of development and in keeping with the surrounding landscape. Accordingly, inasmuch as is relevant to the determination of permission in principle, it is considered that the **amount** of development is appropriate.

Other Matters

5.41 All other matters are not relevant to the determination of this permission of principle application and should thus be dealt with at technical details stage. Such an approach is clearly consistent with the guidance contained within the PPG.



Section 6: Summary & Conclusions

- 6.1 This statement accompanies an application for permission in principle for the erection of one detached dwelling at Waterdells, Pottersheath Road, Welwyn. The PPG confirms that the only matters pertinent to the consideration of such an application is limited to location, land use and amount of development.
- 6.2 As discussed in the foregoing, it is considered that the proposed development would not be inappropriate development in the Green Belt on the basis of compliance with Paragraph 155 of the Framework. The site is therefore suitable for residential development with respect to its location, and proposed land use. The amount of development has moreover been shown to be suitable.
- 6.3 All other matters are not relevant to the determination of this application but should rather be dealt with at technical details stage.
- 6.4 Accordingly, and in light of the contents of this statement, it is respectfully requested that permission in principle be granted.



APPENDIX 1: Five-Year Housing Land Supply Update (November 2025)

Five-Year Housing Land Supply Update

November 2025



**North
Herts**
Council

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INTRODUCTION

Introduction

North Hertfordshire's Local Plan (NHLP) was adopted on 8 November 2022. Since the National Planning Policy Framework (NPPF) was updated on 20 December 2024, the rules for demonstrating a five-year housing land supply have changed and we must now show how housing delivery is expected to roll out over the plan period.

The updated NPPF requires us to identify and update, each year, a supply of specific deliverable sites sufficient to meet a minimum five years' worth of housing against our adopted strategic housing requirement, or against local housing need where strategic policies are more than five years old.

The five-year supply must include a buffer to strengthen prospects of delivery:

- **5%** to ensure choice and competition, or
- **20%** where there has been significant under-delivery over the previous three years, or
- From 1 July 2026 a 20% buffer will be required for decision-making if our housing requirement was adopted within the last five years against an earlier version of the Framework **and** that requirement is 80% or less of the most up-to-date local housing need calculated using the standard method. Will shall keep this element under review.

How this affects North Hertfordshire

We are no longer protected by the transitional provisions in earlier versions of the NPPF that previously guarded five-year supply positions tied to recently adopted local plans. That change means we must now demonstrate a compliant five-year housing land supply under the current Framework tests.

Purpose of this update

This Five-Year Housing Supply Update sets out our position as of **31 March 2025** and explains how that position should be applied to relevant planning applications and decisions.

What to expect next

This Update explains our delivery trajectory, the sites included in the five-year supply, and any buffer applied. It provides the transparent, up-to-date evidence decision-makers and applicants need to understand how housing supply is being met across North Hertfordshire.

This report sets out the figures underpinning our Objectively Assessed Needs, forming a key foundation for the preparation of our Local Plan. In addition, we've included indicative calculations based on the Government's New Standard Method for assessing Local Housing Need. These figures are provided for context only, as we are currently unable to formally progress our Local Plan Update, pending the publication of the necessary regulations by Government.

FIVE-YEAR HOUSING REQUIREMENT

Five-Year Housing Requirement

Our Local Plan requires us to provide land for a minimum of 13,000 homes between 2011 and 2031. That target translates to an annual requirement of 650 homes. We monitor residential land availability every year, and this statement records the position as at 31 March 2025, prepared in line with national [Planning Practice Guidance \(PPG\)](#).

Paragraph 31 of the PPG directs us to make up any past shortfall within the next five years using the Sedgefield approach. During plan preparation we chose a different, more measured route to address historical under-delivery which involved spreading the shortfall across the remaining Plan period. The Examining Inspector agreed with this approach and confirmed it as the most appropriate method for calculating our five-year housing land supply.

‘...the Council proposes to use the ‘three-stepped approach’...in combination with applying the ‘Liverpool’ method, spreading the shortfall in delivery since the beginning of the Plan period across the remainder of the Plan period...I am of the firm view that it is the most appropriate in this case and should form the basis for future calculations of the district’s five-year housing land supply.’¹.

Policy IMR1 in the NHLP sets out our approach clearly:

- We apply the **Liverpool approach**, meeting the accumulated shortfall over the remainder of the Plan period rather than compressing it into the next five years.
- Once the combined annual requirement and any remaining shortfall are established, we apply a buffer if required, reflecting the most recent Housing Delivery Test outcome.

Policy IMR1: Five Year Housing Land Supply

In order to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing, we will:

- Deliver the total housing requirement of 13,000 net dwellings over the plan period on a stepped basis. The Council’s five-year housing land supply will be measured against housing requirement targets of:
 - 350 dwellings per annum for the plan period from 2011 to 31 March 2020;
 - 500 dwellings per annum for the plan period from 1 April 2020 to 31 March 2024; and
 - 1,120 dwellings per annum for the remainder of the plan period from 1 April 2024 to 2031.
- Add any shortfall in housing delivery since the plan’s start date, spread evenly over the remaining plan period, to the calculation of the requirement;
- Ensure that the supply of specific, deliverable sites included a buffer (moved forward from later in the plan period) in line with national planning policy; and
- Monitor housing completion and permissions on an ongoing basis to ensure the housing trajectory is based upon robust and up-to-date information and assumptions.

Stepped
housing
delivery

Liverpool
Approach

As such, the annual housing requirement that should be used for calculating our five-year housing land supply is that set out in Policy IMR1: Five Year Housing Land Supply, of our

¹ Paragraph 113 [Inspectors Report](#)

Local Plan:

- 350 dwellings per year from 2011 to 31 March 2020
- 500 dwellings per year from 1 April 2020 to 31 March 2024; and
- 1,120 dwellings per year from 1 April 2024 to 2031.

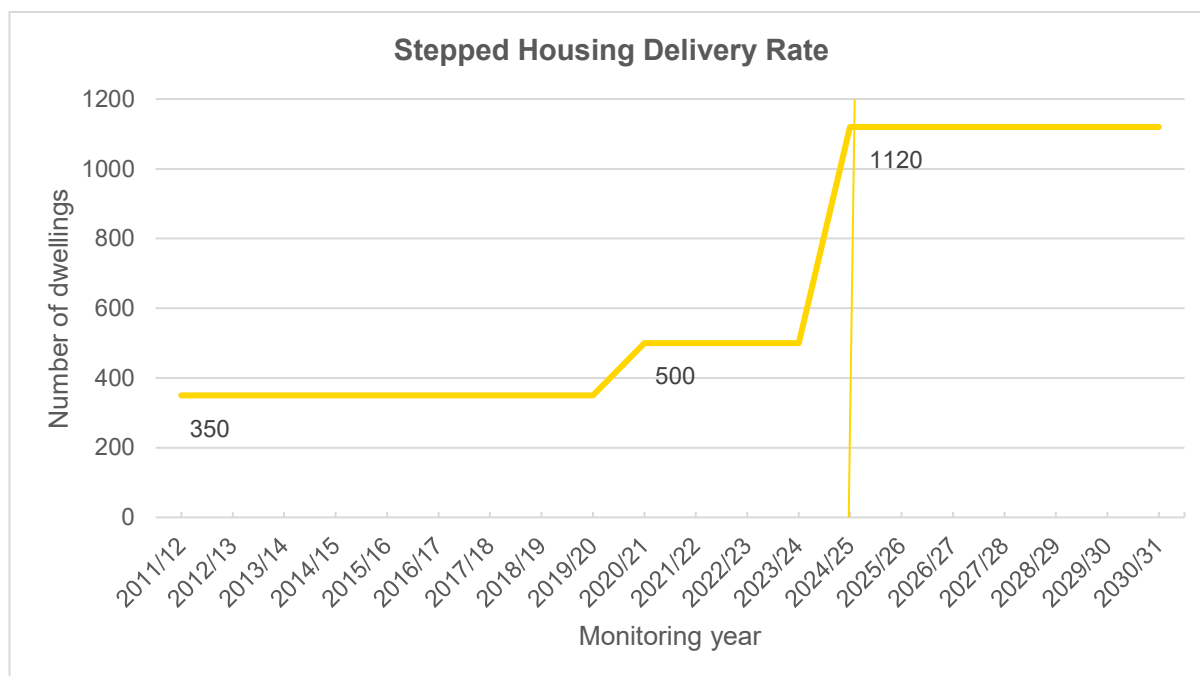


Fig 1 – Stepped housing delivery rate

Annual housing requirement figure	1,120
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Table 1 – Annual housing requirement figure to 31 March 2025

Table 2 presents our cumulative net housing completions from the Local Plan base date of 1 April 2011 through to the current monitoring date.

The PPG² requires any shortfall to be measured from this adopted plan start date. The table therefore sets out, year by year, how many homes have been completed and highlights the aggregated shortfall against the Plan target since the Plan period began.

Table 2 shows that since 2020/21 our annual housing completions have not met the Plan requirement, and the cumulative shortfall has continued to increase across the Plan period. As of 31 March 2025, our district faces an undersupply of 1,253 dwellings.

² (Paragraph: 031 Reference ID: 68-031-20190722, Revision date: 22 July 2019)

Monitoring year	Annual net housing completions	Annual housing completion target	Annual net housing surplus/shortfall	Cumulative net housing completions	Cumulative housing completion target	Cumulative net housing surplus/shortfall
2011/12	384	350	34	384	350	34
2012/13	291	350	-59	675	700	-25
2013/14	259	350	-91	934	1,050	-116
2014/15	180	350	-170	1,114	1,400	-286
2015/16	341	350	-9	1,455	1,750	-295
2016/17	539	350	189	1,994	2,100	-106
2017/18	282	350	-68	2,276	2,450	-174
2018/19	220	350	-130	2,496	2,800	-304
2019/20	318	350	-32	2,814	3,150	-336
2020/21	593	500	93	3,407	3,650	-243
2021/22	333	500	-167	3,740	4,150	-410
2022/23	445	500	-55	4,185	4,650	-465
2023/24	425	500	-75	4,610	5,150	-540
2024/25	407	1120	-713	5,017	6,270	-1,253

Table 2 – Cumulative net housing completions and shortfall in housing provision 2011/12 to 2023/24

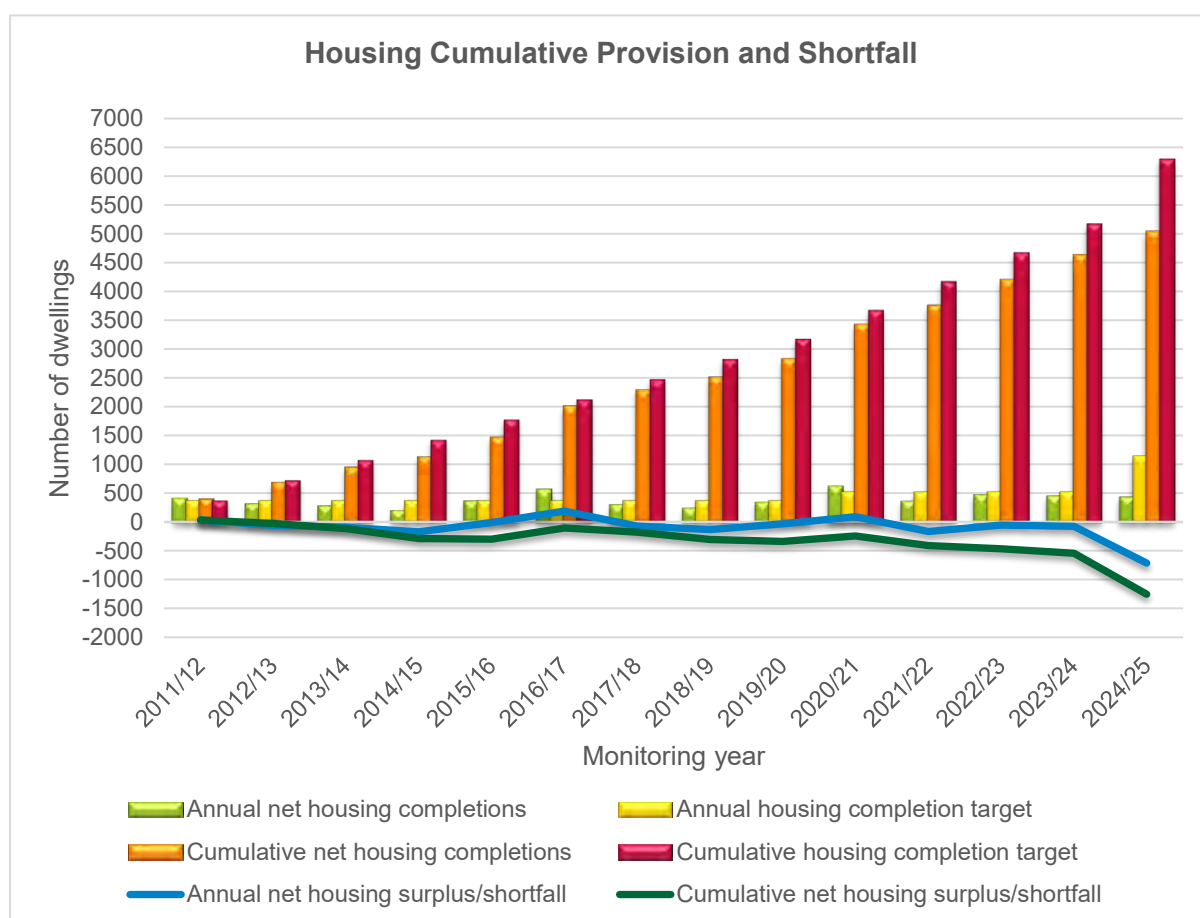


Fig 2 - Cumulative net housing completions and shortfall in housing provision 2011/12 to 2023/24

Under the Liverpool approach, this historic shortfall will be made up evenly over the remainder of the Plan period, so delivery of the 1,253 homes is spread across each year up to 2031. This approach smooths expectations for developers and communities, reduces pressure on the next five years, and provides a realistic, deliverable trajectory for meeting the Plan target by the end of the period.

Annualised requirement to provide for historic undersupply of housing using the Liverpool approach (1,253/6)

209

Table 3 – Annualised requirement for historic undersupply of housing

Paragraph 79 of the 2024 NPPF says that where an authority has experienced significant under-delivery of housing over the previous three years, an additional buffer should be added to the supply of specific deliverable sites.

The latest [Housing Delivery Test](#) (HDT) result for North Hertfordshire (published in December 2024) was 105%, so no delivery buffer is required for our five-year supply.

The HDT assesses actual housing delivery over the prior three years and is published

annually by government. Consequences by HDT band:

- >95% = No further action required.
- <95% = Authority must prepare an Action Plan.
- <85% = Action Plan plus a 20% buffer on the five-year supply.
- <75% = Action Plan, 20% buffer, and the presumption in favour of development.

Because our HDT score exceeds 95%, we do not apply an additional buffer when calculating our five-year housing land supply. This confirms that recent delivery performance (as of March 2023) is strong enough that no compensatory uplift is needed to improve the prospect of meeting planned supply.

The formula for the HDT calculation is:

$$\text{HDT \%} = \frac{\text{Total net homes delivered over three-year period}}{\text{Total number of homes required over 2-year 8-month period}^3}$$

Our results for the last published year (2023) are shown in Table 4.

ONS code	Area name	Number of homes required			Number of homes required
		2020/21	2021/22	2022/23	
E07000099	North Hertfordshire	333 ⁴	500	500	1,333
Number of homes delivered		Number of homes delivered		Score	Consequence
2020/21	2021/22	2022/23			
618	335	447	1,400	105%	None

Table 4 – HDT score 2024

The updated NPPF (December 2024) has reintroduced the 5% buffer for calculating five-year housing land supply to preserve choice and competition in the land market, reinforcing the expectation that we factor a modest uplift into supply figures to support a healthy, competitive development environment.

Following the steps above, the total five-year requirement is:

Annual homes requirement for 2024/25	Annual shortfall (Table 3)	Total annual requirement	5-Year requirement	Annual 5% buffer	Total 5-year requirement including buffer
1,120 ⁵	209 ⁶	1,329	6,645	332	6,976

Table 5 – Five-year housing requirement for North Herts, 2024/5 – 2028/29

³ For the 2023 measurement, there is a reduction in the period for measuring total homes required – usually this would be measured over a 3-year period, but an 8-month period has been used for the 2020/21 monitoring year; requirement is assessed from 1 August 2020, meaning that 243 days are assessed. This is to account for the considerable variations in levels of housing delivery as local planning authorities and construction industry faced disruption on a national, regional, and local level due to the pandemic. No adjustment was made in the 2021/22 and 2022/23 monitoring years

⁴ This figure differs from the 350-figure set out in the Local Plan - this includes the Covid-related adjustments applied by Government to the annual target figures.

⁵ From 2024/25, the annual housing requirement increases from 500 to 1,120 dwellings per year.

⁶ Rounded up from 208.83

New Standard Methodology

In December 2024 the Government published a revised standard method alongside the updated NPPF, producing a new method of calculating indicative local housing need figures for our area.

The calculation sets our annual local housing need at 1,043 homes⁷ (published 22 May 2025) and is expected to remain in force until the affordability ratios are next updated in March 2026. This is an increase from the [figure published in December 2024](#). The affordability ratio that is used to calculate the standard method Local Housing Need figure has deteriorated and therefore our housing number has increased.

The updated standard method effectively resets the baseline for housing need, removing the obligation to make up past shortfalls under the old figures and, in practical terms, allows us to “start again” on meeting housing targets. This change means historic under-delivery no longer automatically increases our current requirement, so the focus shifts to delivering against the newly calculated need going forward.

Following the same steps as previous, the total five-year requirement looks like this:

Annual homes requirement of 2024/25	Annual shortfall	Total annual requirement	5-Year requirement	Annual 5% buffer	Total 5-year requirement including buffer
1,043	0	1,043	5,215	261	5,476

Table 6 – Five-year housing requirement for North Herts - new standard method, 2024/5 – 2028/29

As stated previously, this is an indicative calculation based on the Government’s New Standard Method for assessing Local Housing Need. These figures are provided for context only, as we are currently unable to formally progress our Local Plan Update, pending the publication of the necessary regulations by Government. However, we expect to transition to this figure upon the publication of the new regulations for plan making and will use the most up to date figures for any emerging housing target for the development of the new Local Plan update.

⁷ https://www.turley.co.uk/sites/default/files/pdf/file/2025-05/turley_lpdf_-_revised_standard_method_analysis_may2025_0.pdf

DELIVERABLE HOUSING SUPPLY

Deliverable Housing Supply

We have identified an annual supply of sites that can realistically deliver homes within the next five years.

The NPPF defines “deliverable” housing sites as those that are:

- Available now,
- In a suitable location for development now, and
- Achievable with a realistic prospect of delivering homes within five years.

Two important distinctions follow:

- Part (a): Non-major sites with planning permission, and all sites with detailed permission, should be treated as deliverable until permission expires, unless there is clear evidence they will not deliver within five years (for example, viability issues, lack of demand, or long-term phasing).
- Part (b): Major sites with outline permission, sites allocated in a development plan, sites with a grant of permission in principle, or sites on a brownfield register are only deliverable where there is clear evidence that completions will start within five years.

For sites that require extra proof of deliverability, notably outline permissions, allocated sites, permissions in principle, and brownfield register entries, PPG suggests the following types of evidence:

- Current planning status - progress on reserved matters, linked planning performance agreements and discharge of conditions.
- Developer commitment - written agreements with the local planning authority confirming expected start dates and build-out rates.
- Concrete site preparation - firm progress on site assessments and pre-application work.
- Practical constraints and mitigation - information on viability, ownership, infrastructure delivery, or successful bids for infrastructure funding.

We are also able to draw on the [Housing and Economic Land Availability Assessment](#) to demonstrate deliverability.

All sites we have identified meet the NPPF and PPG deliverability tests by being:

- Available now,
- Situated in suitable locations, and
- Achievable within a five-year horizon.

We have grouped sites against the Annex 2 tests so it's clear which require additional

evidence, and which do not.

Part A (normally deliverable)

- Sites under construction
- Sites with detailed planning permission
- Sites with prior notification

Part B (require clear evidence to demonstrate deliverability)

- Sites with outline permission or subject to S106 agreements
- Allocated deliverable housing sites

These Part B sites will only be treated as deliverable where there is demonstrable, site-specific evidence that housing completions will begin within five years.

		Units deliverable withing 5 years
Part A	Sites under construction	691
	Sites with detailed planning	372
	Sites with Prior Notification	84
Part B	Sites with Outline Permission/S106	387
	Deliverable sites	1,882
Total		3,416

Table 7 – Summary of supply of deliverable housing identified 31 March 2025

In addition to the deliverable sites above, we include a windfall allowance to reflect smaller sites likely to come forward during the Plan period. This approach follows the Local Plan examination recommendations and provides useful flexibility to support delivery.

Paragraph 98 states

‘Also within the supply are 440 new houses on small windfall sites, and 257 on large windfall sites. Windfall delivery is planned for in both the first five years of the Plan from adoption and in the remaining years afterwards.’

We include a windfall figure because it builds careful contingency into the housing supply without double-counting our identified sites, reflecting the Inspector’s view that modest, site-specific opportunities, particularly in town centres. It can also help speed delivery, allowing the Plan to remain responsive to changing market signals and local development opportunities over time.

Monitoring year	Small sites	Large sites	Total
2025/26	-	-	-
2026/27	25	-	25
2027/28	35	-	35
2028/29	50	-	50
2029/30	60	43	103
Final Total	170	43	213

Table 8 – Total supply of windfall housing identified 31 March 2025



Fig 3 – Total gross windfall completions since the start of the Plan period

Our projected windfall figures are deliberately conservative, grounded in actual delivery since the Plan period began in 2011. Figure 3 plots the number of sites recorded as “windfall” through the development management process and logged by Hertfordshire County Council, showing a reliable record that supports our cautious assumptions.

CONCLUSIONS

Conclusions

Local Plan Figures

Our total requirement for housing delivery from 1 April 2025 – 31 March 2030 in our District is **6,976 dwellings**. This incorporates the objectively assessed housing need annual rate of 1,120 dwellings per year, the annual shortfall of 209 dwellings, totaling 1,044 dwellings per year, and the 5% buffer amounting to 332.

Total supply of deliverable housing identified	31 March 2025
Total number of dwellings under construction	691
Total number of dwellings with detailed planning permission	372
Total number of dwellings with prior notification (including -10% for non-implementation of under ten dwellings)	84
Total number of dwellings with outline permission/S106 (including -10% for non-implementation of under ten dwellings)	387
Total number of dwellings for other 'Deliverable' sites	1,882
Total number of dwellings for windfall sites	213
Total identified supply	3,629

Table 9 – Total supply of deliverable housing identified 31 March 2025

Table 9 shows that the **total supply of deliverable housing identified by the Council for that five-year period is 3,629 dwellings**.

This means we can demonstrate a deficit of **3,347 dwellings** over the five-year period of 2025/26 – 2029/30.

Table 10 shows that we can demonstrate a five-year land position of **2.6 years** against our adopted housing requirement. This figure falls below the five-year requirement.

Five-year housing supply calculation		
A	Objectively Assessed Need (OAN) (dwellings per year)	1,120
	OAN over 5 years	5,600
B	Remaining Local Plan period (years)	6
C	Completions 1 April 2011 – 31 March 2024	5,017
D	Target 1 April 2011 – 31 March 2024	6,270
E	Shortfall against target on 31 March 2024 (D – C)	-1,253
F	Target 1 Apr 2025 – 31 Mar 2030	5,600
G	Surplus / Shortfall to be delivered in 5yr period (E / 6 x 5)	1,044
H	Buffer to be applied (5%) based on 2023 HDT consequence	332
I	Total 5yr requirement (F + G + H)	6,976
J	Dwellings for sites under construction	691
K	Dwellings granted permission or prior approval	456
L	Dwellings granted outline permission or subject to S106	387
M	Other dwellings considered 'deliverable'	1,882
N	Dwellings from Windfall sites	213
O	Total deliverable dwellings (supply) 1 Apr 2024 – 31 Mar 2029 (J + K + L + M + N)	3,629
P	Total Years Housing Supply ((O / I) x 5)	2.6

Table 10 – Five-Year Housing Land Supply Calculation

New Standard Method

Our 5-year housing land supply under the standard housing method is also shown for comparison purposes and would be used if the new plan-making system had come into force and we were able to give formal notice to start preparing a new Local Plan.

Our total requirement for housing delivery from 1 April 2025 – 31 March 2030 in our District is **5,215 dwellings**. This incorporates the new standard method housing need annual rate of 1,043 dwellings per year, no shortfall, and the 5% buffer amounting to 261.

Table 8 shows that the **total supply of deliverable housing identified by the Council for that five-year period is 3,629 dwellings**.

This means there is a deficit of **1,586 dwellings** over the five-year period of 2025/26 – 2029/30.

Table 11 shows that we can demonstrate a five-year land position of **3.3 years** using the Governments New Standard Methodology. This figure falls below the five-year requirement.

Five-year housing supply calculation		
A	New Standard Method Local Housing Need (LHN) (dwellings per year)	1,043
	LHN over 5 years	5,215
B	Remaining Local Plan period (years)	6
C	Completions 1 April 2011 – 31 March 2024	5,017
D	Target 1 April 2011 – 31 March 2024	6,270
E	Shortfall	0
F	Target 1 Apr 2025 – 31 Mar 2030	5,215
G	Surplus / Shortfall to be delivered in 5yr period (E / 6 x 5)	0
H	Buffer to be applied (5%) based on 2023 HDT consequence	261
I	Total 5yr requirement (F + G + H)	5,476
J	Dwellings for sites under construction	691
K	Dwellings granted permission or prior approval	456
L	Dwellings granted outline permission or subject to S106	387
M	Other dwellings considered 'deliverable'	1,882
N	Dwellings from Windfall sites	213
O	Total deliverable dwellings (supply) 1 Apr 2024 – 31 Mar 2029 (J + K + L + M + N)	3,629
P	Total Years Housing Supply ((O / I) x 5)	3.3

Table 11 – Five-Year Housing Land Supply Calculation – New Standard Method



APPENDIX 2: Delegated Report Application Ref. 23/01202/FP

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
23/01202/FP	Erection of one 4-bed dwelling and associated parking.	Heath Farm Pottersheath Road Pottersheath Hertfordshire AL6 9ST

Submitted Plan Nos

RL/8448-01 rev A RL/8448-02 rev A RL/8448-03A RL/8448-04 A

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SP2	Settlement Hierarchy and Spatial Distrib
SP5	Countryside and Green Belt
NE2	Landscape
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding
SECN15	Conserve + enhance natural environment

2.0 **Site History**

- 2.1 19/00528/RM - Reserved Matters application for approval of Landscaping and Appearance, relating to Outline Planning Application 18/02194/OP granted on 21/12/2018 (4-bed detached dwelling following demolition of existing buildings, stables and portacabins). (as amended by drawings DD.2629-1 SHT1-4 REV.A received 04/04/2019). – Conditional Approval of Details
- 2.2 18/02194/OP - Outline Planning permission (all matters reserved except access, layout and scale) for one 4-bed detached dwelling following demolition of existing buildings (Class B2, B8), stable blocks and portakabins (as amplified by drawings 17030-SP received 20/11/2018 and PL01D and 01C received 23/11/2018). – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation:**

- 3.1.1 1x Support from Lane End Lodge, Pottersheath Road–

"I am an immediate neighbour to Heath Farm which borders my property and welcome the proposed development giving my full support"

- 3.2 **Parish Council** – Objection due to dwelling being sited on Green Belt land.

- 3.2.1 No response was received from ward councillors regarding a call-in for planning control committee.

3.3 **Environmental Health –**

Contamination: No Objection subject to conditions.

Noise: No Objection

Air Quality: Recommends EV Charging Point condition.

3.4 **Highways:**

July 2023: Recommends refusal due to lack of information and distance to waste collection.

December 2023: Does not wish to restrict grant of permission subject to conditions.

- 3.5 **Waste:** Provides advice related to bin collection requirements.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site comprises a parcel of land in use for an equestrian business. The land is off Pottersheath Road and is brushed over by the Green Belt. Its surroundings are relatively rural with predominantly residential uses in proximity to the site.

Previous planning applications determined that the land is Previously Developed Land in the view of the National Planning Policy Framework. At present predominantly single storey structures are present to the site associated with the equestrian business. Outline and Reserve Matters planning approval was received for a dwelling to this site though these permissions are no longer extant giving their expiries have now lapsed.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of one 4-bed dwelling and associated parking.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Green Belt:

- 4.3.2 Paragraph 76 of the NPPF states:

“Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met:

a) their adopted plan is less than five years old; and

b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.”

- 4.3.3 Footnote 79 on Page 65 advises that Paragraph 76 is only applicable to applications received on or after the publication of December 2023 version of the NPPF. Given that this application was received prior to 19 December 2023 and given that the Local Planning Authority demonstrates less than a 5 year housing land supply, the tilted balance is applicable in this instance.

- 4.3.4 The proposed development seeks to replace various equestrian buildings with a new two storey dwelling. National and local planning policies seek to increase housing densities in urban areas as far as this is consistent with the principles of good design and place making. At the time of writing the Councils five-year land supply is 3.5 years, which is a shortfall. Therefore, the presumption in favour of sustainable development is engaged in accordance with paragraph 11(d) of the NPPF, where permission should only be refused if any adverse impacts of doing so would significantly and demonstrably outweigh the

benefits. In any case, it is considered that the contribution that these types of developments make to the Districts housing supply is important.

- 4.3.5 Exception g) within Paragraph 154 is of relevance to the proposal given that the development seeks to introduce development on Previously Developed Land (PDL) provided that the development does not occasion a greater impact upon the openness of the Green Belt when compared to the existing development. It is acknowledged that the proposed dwelling would be taller than the existing equestrian buildings, however, it would measure approximately half as large as the large and sprawling buildings present on site. Previous determinations on site gave weight to the prospective benefits to openness from a sympathetic and well designed soft landscaping scheme and I consider that this should be given weight in this instance. I also consider that the less-intense nature of the residential use when compared to the equestrian use is less harmful to openness in the green belt given that there would be fewer vehicle movements to and from the site. I acknowledge that the NPPF's definition of PDL does not cover agricultural buildings, however, I consider that an equestrian use differs from agricultural buildings and therefore constitutes PDL. On balance, I consider that the works are acceptable in the Green Belt in the view of the NPPF and Local Plan policies.

Sustainability:

- 4.3.6 Pottersheath comprises a conurbation in close proximity to Oaklands and Old Welwyn, parts of Welwyn Garden City. There are few services immediately around the site, however, given the proximity of the site to Welwyn Garden City, I consider that it would be suitably sustainable given the availability of public transport links within the area among other leisure, employment and retail opportunities. Therefore, I consider that the site is in a sustainable location. Economic benefits would arise due to the use of local services and contractors and social benefits would arise due to the site comprising the provision of a new dwelling on a windfall site.

Design and Appearance:

- 4.3.7 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main building in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

Appearance

- 4.3.8 The proposed dwelling would be set back from the public realm and adopted highway, with views being gained at the extreme end of a private track. I consider that the existing equestrian buildings are not of sufficient value to object to their demolition and consider that their demolition and replacement by the dwelling would not be harmful. The proposed dwelling would be a large executive home with pitched roofs, with hips to all elevations and a large gable ended projection to the north-western elevation. Materials of construction are proposed to be faced brickwork, natural slate roof tiles, casement windows/doors and permeable paving surfaces. I consider that the traditional built form

and overall scale of development are acceptable and consider that the substantial plot would suitably host a dwelling of this size. It is considered suitable to require the submission and approval of materials details prior to commencement on site.

Layout, Access and Landscaping

- 4.3.9 The dwelling would be situated within the south western corner of the application plot. It would be accessed through the existing access for the equestrian buildings on-site. I consider that the driveway layout and access arrangements are acceptable in design terms and would not result in unacceptably large areas of hardstanding or to result in a contrived or constrained layout. Little detail is provided to confirm the extent and type of landscaping proposed and therefore it is recommended that details of hard and soft landscaping be provided prior to commencement on site.
- 4.3.10 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.11 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.12 The proposed dwelling would sit in a part of the site away from the eastern neighbour and would be separated by vegetation and a track to the north. I consider that the levels of the site together with the scale of the dwelling do not result in unacceptable dominance or a loss of light for neighbouring dwellings. Viewing aspects from the host dwelling would not allow for first floor views towards and into neighbouring curtilages and windows and I therefore consider that the dwelling would hold an acceptable relationship with these neighbours.
- 4.3.13 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Standard of Amenity for Future Occupiers:

- 4.3.14 Paragraph 127 (f) of the NPPF states that “**decisions should ensure that developments... create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity of future and existing users**”. Paragraph 127 (f) is reflected in Guideline 8 of Policy SP9 of the Local Plan.
- 4.3.15 The proposed dwelling would benefit from an internal floor space of approximately 295 sqm. This far exceeds the requirements for a 4 bed, 2 storey dwelling and incorporates approximately 3 sqm of storage space. Rooms would be well served by windows to allow for sufficient outlook and light and the dwelling would be served by an acceptable

level of amenity space. The dwelling would be well served by garden space to the front and rear. The amenity of future occupiers would be suitably met.

Highways and Parking:

- 4.3.16 The dwelling would benefit from an existing access onto Pottersheath Road. It would benefit from a minimum of 2 parking spaces off-street and would therefore meet the requirements. Hertfordshire Highways were consulted and initially objected, citing concerns regarding the access onto Danesbury Lane. A visibility splay diagram was provided and subsequently, the Highways Authority withdrew their objection. This is therefore compliant with relevant policy relates to highways impacts.

Environmental Implications:

- 4.3.17 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Planning Balance:

- 4.3.18 In line with the above, it is stated within footnote 79 of the NPPF and within paragraph 11(d) of the NPPF that there must be significant and demonstrable reasons to refuse planning permission when considering applications for housing received prior to the 19th of December 2023. The shortfall in housing land supply, the lack of harm to the openness of the Green Belt, neighbouring amenity and nearby character are given positive weight. The site is in a relatively sustainable area with links to Welwyn and would incorporate a net gain in biodiversity as part of a landscaping scheme agreed following determination. Given the above, I consider that there are no significant or demonstrable reasons to refuse planning permission in my view.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 Alternative Options

- 4.5.1 None applicable.

5.0 Recommendation

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act

2004.

2. 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.

3. (a) 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. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.
(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:
(i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
(ii) The results from the application of an appropriate risk assessment methodology
(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.
(d) This site shall not be occupied, or brought into use, until: (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme. (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.
(e) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

4. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to

comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

5. Prior to the first occupation of the development hereby permitted, a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

6. Prior to occupation, the proposed new dwelling, shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

7. Prior to occupation of the development hereby approved, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, will be stationed and walk distances for residents including the specific arrangements to enable collection from the kerbside of the adopted highway / refuse collection vehicle access point [or within 15 metres]. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents and in the interests of visual amenity in accordance with Policies D1 and D3 of the North Hertfordshire Local Plan 201-2031.

8. Prior to the commencement of development, a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented on site in the first planting season following the substantial completion of the construction of the dwelling. The landscape scheme shall include:

- a) which, if any, of the existing vegetation is to be removed and which is to be retained, including how it will be protected during the construction works;
- b) what new trees, shrubs, hedges are to be planted and areas grassed, together with the species proposed and the size and density of planting, this includes planting within the car park to provide shade, structure and ameliorate the expanse of hard surfacing;
- c) the location and type of any new walls, fences or other means of enclosure, and details of any hard surfacing proposed;
- d) details of any earthworks proposed.
- e) the location of retained ecological features and location and type of any habitat boxes / structures to be installed
- f) the areas to be sown or planted with specific seed mixes or specific species for biodiversity value

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

9. Details and/or samples of all hard surfacing materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

10. Prior to commencement of the development (including ground works, vegetation clearance), a Landscape and Ecological Management Plan (LEMP) shall be prepared, detailing how biodiversity will be incorporated within the development scheme to achieve net gain. The plan shall include details of native species tree and hedgerow planting, wildflower seed mixes, and the location of any habitat boxes / structures for protected species to be installed. The plan shall be Creating a cleaner, greener, healthier Hertfordshire submitted to the LPA for written approval and the development shall be carried out in accordance with the approved plan unless otherwise agreed in writing with the LPA.

Reason: to demonstrate the expectations of NPPF and the Environment Act in enhancing the site and achieving overall net gains for biodiversity have been met in accordance with national and Local Plan Policy NE4.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage 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.

Informative/s:

1. EV CHARGING POINT SPECIFICATION INFORMATIVE:

Each charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments).

- o A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed determination point within a garage or an accessible enclosed termination point for future connection to an external charge point.
- o The electrical circuit shall comply with the Electrical requirements of BS7671: 2008

as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).

- o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.

2. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 April 2024	