

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02219/FP	Erection of one single storey self-build dwelling and detached garage including installation of PV roof panels, air source heat pump and wind turbine with a tip height of 4.5 metres (max) following removal of existing poly tunnels (as amended by plan and details received on 07/10/2025 and 14/10/2025).	Herts Native Trees Ashwell Road Bygrave Baldock Hertfordshire SG7 5EB

Submitted Plan Nos

YOU/25/05 Location Plan YOU/25/01 YOU/25/02A YOU/25/03A YOU/25/04

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (2024)**

Section 2 Achieving sustainable development

Section 5 Delivering a sufficient supply of homes

Section 12 Achieving well-designed and beautiful places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 15 Conserving and enhancing the natural environment

1.2 **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable development in North Herts

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP5 Countryside and Green Belt

Policy SP6 Sustainable transport

Policy SP8 Housing

Policy SP9 Design and sustainability

Policy SP11 Natural resources and sustainability

Policy SP12 Green infrastructure, landscape and biodiversity

Development Management Policies

Policy CGB1 Rural area beyond the Green Belt

Policy CGB4 Existing buildings in the Rural Area Beyond the Green Belt

Policy D1 Sustainable Design

Policy D2 House Extensions and Replacement Dwellings

Policy D3 Protecting Living Conditions

Policy NE2 Landscape

Policy NE4 Biodiversity and geological sites

Policy NE8 Sustainable drainage systems

Policy NE11 Contaminated land

Policy T1 Assessment of transport matters

Policy T2 Parking

1.3 **Baldock and Bygrave Neighbourhood Plan (2021)**

Policy G3 Creating well-designed places

Policy G4 Sustainable design

1.4 **Supplementary Planning Guidance (SPG)**

North Hertfordshire Council's Design Guide 2011
SPD Vehicle Parking at New development 2011

2.0 **Site History**

- 2.1 18/01117/FP - Erection of three poly tunnels and one single storey storage building in association with the agricultural use (horticulture - nursery ground for native tree species) of land previously used as Anglian water sewage treatment site. Conditional Permission.

3.0 **Representations**

- 3.1 **Bygrave Parish Council** – Support the application.

Baldock, Bygrave & Clothall Neighbourhood – None received.

NHC Ecology – Not subject to BNG as the proposed development is self-build. However, condition suggested for submission of Ecological Enhancement Plan (EEP) to enhance wildlife habitat.

HCC Highways – No objection.

NHC Environmental Health (Noise/Land Contamination/Air Quality) – No objection to ASHP and principal of wind turbine, no objection to air quality. Suggested conditions to include EV charge point, land contamination and need for risk assessments and remedial appraisal and remediation strategy.

HCC Waste & Recycling – None received.

- 3.2 **Site Notice and Neighbour Consultation** – 10 comments have been made in support of the application with no objections received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site lies on the east side of Ashwell Road and benefits from an existing vehicular access. The land is detached from existing residential development to the south and falls within the Rural Area Beyond with Green Belt. The site area measures 0.15ha and has a gradual fall eastwards where the site shares a boundary with neighbouring agricultural land.
- 4.1.2 The land was originally a former sewage treatment plant prior to benefitting from a change of use to horticulture operated by Herts Native Trees and is therefore considered to be previously developed land (PDL).

4.2 **Proposal**

4.2.1 Erection of one single storey self-build dwelling and detached garage including installation of PV roof panels, air source heat pump and wind turbine with a tip height of 4.5 metres (max) following removal of existing poly tunnels (as amended by plan and details received on 07/10/2025 and 14/10/2025).

4.2.2 The amended plans reflect a revised Preliminary Ecological Assessment and further details of the wind turbine.

4.3 **Key Issues**

4.3.1 The key issues in this case are the principle of the development in the Rural Area Beyond the Green Belt, the design of the development relative to the street scene and surrounding land uses, the impact the development has on the reasonable living conditions of neighbouring properties and the effects of the development on the environment.

Principle for Development

4.3.2 Paragraph 11 of the NPPF states that for decision making:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

4.3.3 The proposal seeks to construct a single storey self-build dwelling within the Rural Area beyond the Green Belt. Policy CGB1 sets out criteria where development in these areas would be supported. Despite there not being any buildings as such on the land, there has been various structures associated with horticultural use; hence the land being considered to be PDL where re-use is generally supported. As such, I am of the view that the proposed development falls within the broad typologies of development considered acceptable within the Rural Area beyond the Green Belt. Policy CGB4 further supports this view providing certain criteria are met and, in this regard, the proposed development can be said to meet the requirements of ‘c) *The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green belt then the original building(s) and; d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.*’ With PDL in mind and the relative minor scale of the proposed dwelling, I see no conflict with Policies CGB1 and CGB4 of the NHLP.

Design, Appearance and Standard of Amenity for Future Occupiers

- 4.3.4 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure high quality design and promote sustainable development. Section 11 of the NPPF Making effective use of land, para 125 c) states 'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.' Despite the land being outside of the settlement limit, it is within close proximity to existing residential development where strategic policies aim to make as much use as possible of PDL or brownfield land. Section 12 of the NPPF Achieving well-designed places, paragraph 131 states that "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*". In this regard, Policies D1 and D2 of the NHLP are consistent with the objectives set out within the NPPF.
- 4.3.5 Paragraph 135 (f) of the NPPF states "create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.". Paragraph 135 (f) is reflected in Policy D1 of the NHLP.
- 4.3.6 The proposed dwelling would sit to the southeast corner of the site with associated proposed detached garage to the east. The land west of the garage, and which lies outside of the application site would remain as existing. To screen the dwelling planting would be undertaken to the boundary with the land to the west and also north of the access road. The existing tree sited to the north of the access would be retained.
- 4.3.7 The design of the dwelling takes a sensitive approach to the environment in which it is located, with its low height and appearance having a moderate number and suitably sized openings. Rooms sizes for bedrooms meet with requirements under the National Space Standards (2024) (double/twin rooms with a floor area of at least 11.5m² with Bedroom 1 meeting the 2.75m width and others meeting the 2.55m width). In relation to the wider layout, a two bedroomed dwelling with and four-person bedspace requires 70m² of internal floorspace which this dwelling would exceed by approximately 8m². Storage within the dwelling is provided within each of the bedrooms and would exceed the 2.5sq² requirement. No specific waste and recycling storage is shown, however there is hard surfacing proposed around the perimeter of the dwelling and would provide for such storage. Materials for the proposed dwelling would comprise of a red brick plinth to the base with horizontal cement-based cladding to the exterior walls and a slate roof. Window and door frames would be brown uPVC. For the garage, the same red brick plinth is proposed to the base with stained timber horizontal cladding to the exterior walls and a slate roof.
- 4.3.8 The garden space to the rear of the dwelling is limited, however, overall, the garden is relatively substantial for the size of the proposed dwelling. Soft landscaping details are provided on the proposed site plan YOU/25/02A.
- 4.3.9 Overall the proposal is considered to provide for a high-quality designed family home set within a large plot which is of an acceptable scale and design for a site within the Rural

Area beyond the Green Belt where future occupiers would receive adequate outlook, privacy and natural light.

Sustainable Development

- 4.3.10 Section 14 Meeting the challenge of climate change, flooding and coastal change of the NPPF makes provision and encourages the use of existing resources, including supporting renewable and low carbon energy. In this regard, Policies D1 and NE12 of the NHLP are consistent with the objectives set out within the NPPF.
- 4.3.11 To the southwest roof slope of the dwelling, PV roof panels are proposed and no objection to this is raised.
- 4.3.12 The development provides for a wind turbine (Tesup Horizontal Wind Turbine Generator 10KW/hour output 240 KWH daily) which would be sited to the rear of the proposed garage. The total height of the turbine would be approximately 4.5m. Whilst the PEA dismisses any potential impacts to bats due to the fact existing trees are to be retained and new hedgerow planted, the NHC Ecology response has provided advice which states that a turbine at a height of 4.5m is a height where bats would be flying whilst feeding and could be harmed. However, the agent has advised that the type of turbine proposed means that it can be mounted on a pole of any height, with a potential height of 3m with a blade rotation of 1.15 radius which would keep the total height of the structure under 4.5m. In the absence of a full technical specification for the turbine, a condition is necessary to ensure the precise details are acceptable
- 4.3.13 Similarly a ASHP is proposed (Valliant Aro therm 3.5KW) this would be sited on the rear elevation of the dwelling. In the absence of a full technical specification for the ASHP, a condition is necessary to ensure the precise details are acceptable.

Land Contamination

- 4.3.14 Due to the former use of the land, the NHC Environmental Protection Officer recommends a condition to ensure the land is safe for residential use and occupation.

Impact on Neighbouring Properties

- 4.3.15 The proposed dwelling, due to its relatively isolated location would not, in my view occasion any harm to the existing residential amenity of neighbouring properties and their occupants which are sited some distance away. I am also satisfied that the development would not harm the neighbouring agricultural land and the operation of that use. I am therefore satisfied that the development would comply with Policy D3 of the NHLP and Section 12 of the NPPF.

Parking

- 4.3.16 No objections have been received from HCC Highways in regard to access and manoeuvrability within the site. Parking requirements under Appendix 4 of the Local Plan states that for a dwelling with 2-3 bedrooms 2 car parking spaces and secure cycle storage should be provided. No cycle storage has been provided, and no EV charge point is shown on the proposed layout plan, both matters can be conditioned to ensure these are provided as part of the development. I am therefore satisfied that the

development would comply with Policies T1 and T2 of the NHLP and Section 12 of the NPPF.

Ecology & Biodiversity Net Gain (BNG) Requirements

- 4.3.17 Being a self-build dwelling, the development is not subject to mandatory BNG. However, a PEA has been submitted in support of the application, and which confirms there to be any likely impact to wildlife as a result of the development.
- 4.3.18 In order to comply with the requirements of Section 15 of the NPPF and Policy NE4 of the NHLP a condition is required to show an Ecological Enhancement Plan.

Environmental Implications

- 4.3.19 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.20 The proposed development, 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 and Policy D1 of the North Hertfordshire Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and complies with both local and national planning policies.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1

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. No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:
 - a) A Preliminary Risk Assessment report documenting the ground conditions of the site with regard to potential contamination;
 - b) A Generic Quantitative Risk Assessment (where shown to be necessary by the Preliminary Risk Assessment);
 - c) A Detailed Quantitative Risk Assessment (where shown to be necessary by the General Quantitative Risk Assessment)
 - d) A Remedial Options Appraisal and Remediation Strategy (where shown to be necessary by the Detailed Quantitative Risk Assessment).

All such work shall be undertaken in accordance with Land Contamination Risk Management (Environment Agency, 2023) or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with Policy NE11 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

4. Prior to the dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with with Policy NE11 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

5. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee boxes in buildings/has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development secures biodiversity enhancements in accordance

with Policy NE4 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

6. Prior to commencement of the development hereby approved, 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 an approved in writing by the Local Planning Authority.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the character and appearance of the locality and to comply with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

7. Prior to commencement of the development hereby approved, the following landscape details shall be submitted:

- a) which, if any, of the existing vegetation is to be removed and which is to be retained
- b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting
- c) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed
- d) details of any earthworks proposed
- e) elevations and floor plan details of cycle and bin storage facilities

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development an in accordance with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

8. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of the dwelling hereby approved; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality in accordance with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

9. Prior to the first occupation of the dwelling hereby approved, details of the Air Source Heat Pump shall be submitted to and approved in writing by the Local Planning Authority and installed on site in accordance with the approved details. Such details shall include siting, size, appearance, manufacturer's specifications, and noise generation levels.

Reason: To ensure there are no adverse impacts on the design of the dwelling hereby

approved or adverse harm on the amenities of the neighbouring occupiers and to comply with Policies D1 and D3 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

10. Prior to commencement of the development hereby approved, details of the wind turbine shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include siting, size, appearance, manufacturer's specifications, and noise generation levels. The details shall be implemented in accordance with the approved details and thereafter maintained as such.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the character and appearance of the locality and to comply with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

11. Prior to occupation, the 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 and to comply with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 14 of the NPPF 2024.

12. No external lighting shall be installed unless and until a scheme providing the details of the lighting have been submitted to and approved in writing by the Local Planning Authority and then implemented in accordance with the approved details and thereafter maintained as such.

Reason: In order to protect the character and appearance of the area and night-time ecology in accordance with Policy NE2 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no development as set out in Classes A, B, C and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process 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. 1 EV Charging Point Specification:

A 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).

A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.

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).

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 (nonextended) 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.

A list of authorised installers (for the Government's Electric Vehicle Homecharge

Scheme) can be found at <https://www.gov.uk/government/organisations/office-for-lowemission-vehicles>

UK Government issued legislation in 2021 to require domestic EV charge points to be smart, thus we recommend that all charge points will be capable of smart charging, as detailed in UK Gov regulations.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 November 2025	