



ENERGY & SUSTAINABILITY REPORT

Outline Planning Application – 30 Residential Dwellings and Associated Landscaping

Land at Pirton, Hitchin SG5 3RA

Sustainability ambition

The development will be designed as an all-electric, fabric-first neighbourhood with highly insulated homes, roof-mounted photovoltaic generation, air source heat pumps, low-temperature underfloor heating, water efficiency and rainwater harvesting. The project objective is net-zero operational carbon on an annual energy balance and, where detailed orientation, roof area, demand and network constraints allow, net-positive energy performance.

Document	Energy & Sustainability Report
Site	Land at Pirton, Hitchin SG5 3RA
Application	Outline planning application – all matters reserved
Proposal	30 residential dwellings with associated landscaping
Prepared by	T. McArdle BSc. Hons MRICS
Organisation	PSK Rural Limited
Date	15 September 2026
Status	Planning
Revision	A
Referenced drawing	LAP SITE 001 Rev A – Indicative Site Layout Plan (08/2026)

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Report status and limitations

This report is prepared to support an outline planning application with all matters reserved. The dwelling mix, detailed house types, orientation, roof geometry, fabric specification, building services and final landscape/drainage details are therefore not fixed at this stage. The report establishes a clear sustainability framework and project performance objectives to guide reserved matters and technical design. Detailed SAP / Home Energy Model, PHPP or equivalent calculations, photovoltaic yield modelling, overheating assessment and water-efficiency calculations will be completed once the reserved matters design is sufficiently developed.

1. Executive Summary

PSK Rural Limited has prepared this Energy & Sustainability Report for the proposed residential development of 30 dwellings on land to the north of Pirton, Hertfordshire. The submitted indicative layout identifies residential development areas, a playground and substantial new grass and mixed-scrub planting within the application site, with access from the eastern side adjoining Holwell Road. The application is in outline and all matters are reserved; the layout is therefore illustrative rather than a fixed detailed design.

The sustainability strategy deliberately goes beyond a compliance-only approach. The intention is to establish 30 highly efficient, all-electric homes with very low space-heating demand, no on-site fossil-fuel heating, high-efficiency air source heat pumps, low-temperature underfloor heating, roof-mounted solar photovoltaic generation, smart controls and provision for storage. The final design will seek annual net-zero operational carbon and will test whether individual dwellings or the development as a whole can become net energy producers.

The strategy is also broader than operational energy. It includes water demand reduction and rainwater harvesting; sustainable drainage; responsible and traceable sourcing of materials; reduction of embodied carbon and construction waste; climate-resilient design; electric-vehicle charging; biodiversity and landscape integration; and post-construction testing and commissioning.

Theme	Outline-stage commitment / design direction
Energy demand	Fabric-first homes; minimise heat loss, thermal bridging, air leakage and overheating before sizing systems.
Heating / hot water	All-electric strategy based on air source heat pumps; low-temperature underfloor heating; no gas boilers.
Renewable energy	PV on every suitable dwelling roof; roof form and orientation optimised at reserved matters; battery-ready design.
Carbon ambition	Target North Herts SPD higher-tier performance; aim for annual net-zero operational energy/carbon balance and assess net-positive potential.
Water	Maximum 110 l/person/day as a firm policy baseline; design towards <95 l/person/day and investigate <75 l/person/day where practical; rainwater harvesting for non-potable uses.
Materials	Responsible sourcing, EPD-led selection where available, low-carbon products, recycled content, design for durability and circularity.

Theme	Outline-stage commitment / design direction
Resilience	Part O / dynamic overheating assessment as required; shading, solar control, natural ventilation and summer-bypass strategies.
Transport	EV charging to Part S and North Herts higher-tier aspirations, with smart load management and cycle provision coordinated at reserved matters.
Verification	Detailed energy statement by a qualified assessor, modelling, air-tightness tests, commissioning, renewable-yield assessment and user guidance.

2. Site and Development Context

The site lies on the northern edge of Pirton and is presently agricultural land. The indicative scheme provides a principal internal street serving development parcels, together with a playground and substantial landscape areas. Existing agricultural access is retained beyond double gates to the north. The broad arrangement leaves meaningful green infrastructure around and through the residential area, which can be coordinated with biodiversity, drainage and climate-resilience functions at reserved matters.



Figure 1. Extract from Indicative Site Layout Plan LAP SITE 001 Rev A showing the residential parcels, playground, green infrastructure and relationship with Holwell Road.

Because all matters are reserved, the final layout can be refined to maximise passive solar benefit without creating summer overheating, to provide roof forms that efficiently accommodate photovoltaic arrays, and to

position external heat-pump units sensitively. This flexibility is particularly important for achieving the energy ambitions in this report.

3. Planning Policy and Regulatory Framework

3.1 National Planning Policy Framework – August 2026

The National Planning Policy Framework (NPPF), published on 17 August 2026, places climate mitigation and adaptation within the core decision-making framework. Policy CC2 supports development patterns and design approaches that conserve energy and other resources and gives substantial weight to renewable and low-carbon energy measures. Policy CC3 requires development to consider climate impacts over its lifetime. Policy DP3 requires design to use layout, orientation, massing, landscape and materials to conserve energy and resources and manage overheating. Policy PM13 governs the circumstances in which development-plan standards can exceed current or proposed Building Regulations and allows higher water-efficiency standards where justified, including in areas of serious water stress.

Planning relevance

The proposal follows the national direction by reducing demand first, using low-carbon heat, maximising on-site renewable generation, integrating green infrastructure and sustainable drainage, and embedding future climate resilience at the point of design rather than relying on later retrofit.

3.2 North Hertfordshire Local Plan 2011–2031

Policy	Relevance to the proposal
SP1 – Sustainable development	Supports sustainable development, high-quality places, environmental protection and mitigation of climate-change impacts.
SP9 – Design and sustainability	Supports well-designed, locally responsive development and establishes sustainability as part of good design.
D1 – Sustainable design	Requires proposals to reduce energy consumption and waste, integrate SuDS, retain/provide planting, future-proof for technology and lifestyle, and meet or exceed optional water-efficiency standards.
NE8 – Sustainable drainage systems	Requires the most appropriate SuDS solution, natural drainage mimicry and the SuDS hierarchy, while seeking water-quality, biodiversity and amenity benefits.

Policy	Relevance to the proposal
NE10 – Water conservation and wastewater infrastructure	Protects the water environment and requires necessary water/wastewater infrastructure and treatment capacity.
NE12 – Renewable and low-carbon energy	Provides the local policy context supporting appropriate renewable and low-carbon energy provision.

3.3 North Herts Sustainability SPD – September 2024

The adopted Sustainability SPD is a material consideration and is specifically prepared to support Local Plan Policies SP1 and D1. It uses Bronze, Silver and Gold levels. For residential schemes of 10–99 dwellings, the SPD expects a Sustainability and Energy Statement from a qualified entity. The present 30-dwelling proposal falls squarely within that category.

The SPD’s higher performance levels provide a useful benchmark for the project ambition. For schemes of this scale, its energy tables include a 50% on-site CO₂ reduction over Part L (including at least 10% through fabric-first measures) at Silver level and a 75% on-site reduction at Gold level. It also identifies operational-energy benchmarks such as EUI ≤60 kWh/m²/yr and space-heating demand ≤30 kWh/m²/yr at the higher-performance pathway, with a still more demanding LETI/RIBA route of EUI ≤35 kWh/m²/yr and SHD ≤15 kWh/m²/yr. The low-carbon-energy checklist identifies 75% of dwelling energy demand from on-site renewables at Silver level and 100% at Gold level, assuming low-carbon heat such as ASHPs.

North Herts SPD benchmark	Project approach
Bronze baseline	Policy and Building Regulations compliance; 110 l/person/day maximum water use.
Silver direction	Treat 50% Part L CO ₂ improvement, strong fabric-first performance, <95 l/person/day water use and 75% on-site renewable energy contribution as minimum design tests.
Gold / project ambition	Test 75% Part L CO ₂ improvement, 100% annual dwelling energy demand from on-site renewables, <75 l/person/day water use and Passivhaus/LETI-equivalent operational-energy pathways where feasible.

3.4 Pirton Neighbourhood Plan 2011–2031

The made Pirton Neighbourhood Plan forms part of the development plan. Its vision is for the Parish to thrive socially, economically and environmentally through sustainable development of good and intelligent design. Policies PNP2 and related character guidance place emphasis on high-quality design and sustainability that respects Pirton’s rural character. The low-carbon systems proposed here will therefore be integrated discreetly into the architectural design, rather than driving a generic suburban appearance.

3.5 North Herts Design Code 2026

The North Herts Design Code SPD was adopted in June 2026 and supports Local Plan Policies SP9 and D1. At reserved matters, the sustainability measures will be integrated into the architecture rather than added as visually separate equipment: roof pitch and orientation will be coordinated with PV, heat-pump locations will be acoustically and visually appropriate, drainage and planting will form part of the landscape structure, and external materials will retain a locally appropriate rural character.

3.6 Building Regulations and national technical requirements

The final homes will comply with the Building Regulations that apply when building-control approval is obtained and work is commenced, having regard to transitional provisions. The 2026 Future Homes and Buildings Standards amendments come into force for relevant non-higher-risk work on 24 March 2027. They amend Part L, introduce a new Requirement L3 for on-site renewable electricity generation, and reinforce the national move to high-efficiency, low-carbon-heated homes.

Requirement	Design response
Part L / 2026 Future Homes Standard	Detailed energy model to demonstrate compliance with the version applying at construction; project targets will exceed the regulatory minimum where technically and economically practicable.
Requirement L3 – on-site renewable electricity	PV design to meet or exceed the applicable 2026 guidance. That guidance uses an output benchmark equivalent to 0.22 kWp/m ² over an area equal to 40% of ground-floor area, subject to the alternative reasonably-practicable-roof-area route.
Part F – Ventilation	Whole-house ventilation designed and commissioned alongside airtightness; MVHR to be considered where fabric performance and air-tightness make it beneficial.
Part O – Overheating	Overheating risk addressed through orientation, glazing, shading, ventilation and detailed assessment.
Part G – Water	Water fittings and calculations to meet the local optional 110 l/person/day requirement as a minimum, with lower project targets.
Part S – EV charging	EV infrastructure incorporated in accordance with the national requirements, coordinated with smart load management and PV generation.

4. Sustainability Objectives and Energy Hierarchy

The design will follow an energy hierarchy so that renewable generation is not used to compensate for avoidable demand. The order of design decisions will be:

Priority	Action	Outcome
1. Reduce demand	Compact forms; high insulation; low thermal bridging; airtightness; optimised glazing; daylight and passive solar design.	Very low heating and cooling loads.
2. Use energy efficiently	ASHPs, low-temperature UFH, high-efficiency hot-water storage, LED lighting, smart controls and demand management.	Lower delivered-energy use and good heat-pump efficiency.
3. Generate clean energy	PV on each suitable dwelling; optimise roof orientation and unshaded area; investigate batteries / thermal storage.	High annual on-site renewable contribution.
4. Verify and optimise	Energy modelling, air tests, commissioning, monitoring and homeowner guidance.	Performance gap reduced and savings retained in use.

Whole-development objective

At reserved matters, the applicant will commission a detailed energy model for the actual dwelling mix and roof forms. The design will first test the North Herts Gold benchmarks and an annual net-zero operational-energy balance. Where PV yield exceeds modelled annual consumption, net-positive energy performance will be demonstrated as a project benefit rather than assumed in advance.

5. Fabric-First and Passive Design Strategy

The principal carbon-saving measure will be a high-performance envelope. The final construction system may be masonry, timber frame, structural insulated panels or another robust method, but the performance specification will control the outcome. Junction design and workmanship will be treated as importantly as nominal insulation thickness.

Design parameter	Outline-stage target / approach
External walls	High-performance construction targeted at approximately $\leq 0.15 \text{ W/m}^2\text{K}$, subject to detailed build-up and moisture analysis.
Roof	Approximately $\leq 0.11 \text{ W/m}^2\text{K}$, while retaining ventilation and roof-space requirements and coordinating PV fixings.

Design parameter	Outline-stage target / approach
Ground floor	Approximately $\leq 0.13 \text{ W/m}^2\text{K}$, with continuity at wall/floor junctions.
Windows / glazed doors	High-performance triple or advanced double glazing; whole-unit U-value targeted around $\leq 1.0 \text{ W/m}^2\text{K}$ with appropriate solar-gain values.
Airtightness	Design target $\leq 3.0 \text{ m}^3/(\text{h}\cdot\text{m}^2)$ @ 50 Pa, with a more ambitious target investigated where MVHR is adopted.
Thermal bridges	Project-specific junction details and psi-values; continuous insulation and avoidance of unnecessary structural bridging.
Orientation and glazing	Use southern/eastern solar access where beneficial while controlling west-facing glazing and overheating; roof layout prioritises PV.
Daylight	Good daylight to occupied rooms while avoiding excessive glazing ratios that increase winter heat loss or summer heat gain.

These are project design targets rather than planning-policy minima. They will be tested through the reserved matters design and the relevant Part L / Home Energy Model calculations. If an alternative envelope achieves equal or better operational outcomes with materially lower whole-life carbon, the detailed designer may optimise the build-up accordingly.

6. Low-Carbon Heat and Building Services

6.1 Air source heat pumps

Each dwelling is intended to be served by a high-efficiency air source heat pump for space heating and hot water. No natural-gas heating infrastructure is proposed as part of the sustainability strategy. Heat pumps will be sized from calculated room-by-room heat losses rather than rule-of-thumb boiler replacement loads, thereby avoiding oversizing and short-cycling.

6.2 Low-temperature underfloor heating

Underfloor heating is proposed because its large emitter area permits lower flow temperatures and is therefore well matched to ASHP operation. Weather compensation, hydraulic balancing and zoning will be incorporated. Any supplementary bathroom emitters will be selected for low-temperature performance.

6.3 Hot water, ventilation and controls

- Highly insulated hot-water cylinders and distribution pipework with short pipe runs wherever practicable.
- Mechanical ventilation with heat recovery to be assessed against final airtightness, dwelling form and Part F requirements.
- Smart thermostatic and weather-compensated controls, with resident-friendly interfaces rather than complex control systems.
- LED lighting throughout and high-efficiency fixed appliances where provided by the developer.
- Energy metering / in-home information capable of displaying electricity use and, where installed, PV generation and battery state.

7. On-site Renewable Energy and Energy-Positive Potential

Roof-mounted photovoltaic panels will form a core part of every dwelling design wherever roof area and orientation permit. Because the application is outline, final roof pitches and orientations remain capable of optimisation. The reserved matters layout will seek to minimise shading between buildings and landscape planting and to provide substantial south-east through south-west-facing roof areas.

Measure	Reserved matters requirement
PV capacity	Calculate dwelling-by-dwelling installed kWp and annual kWh yield using an accepted modelling method; meet the applicable Part L/L3 output requirement as a minimum.
North Herts benchmark	Test whether at least 75% of annual dwelling energy demand can be met by on-site renewable generation and then test the Gold ambition of 100%.
Net-positive test	Compare annual modelled household energy demand with annual PV generation. Where generation exceeds demand, identify the surplus and grid-export assumptions transparently.
Storage	Make dwellings battery-ready; assess batteries, hot-water thermal storage and smart diversion of PV generation to heat-pump / DHW loads.
Grid interface	Coordinate import/export capacity and any DNO requirements at technical design stage; use export limitation or smart controls where necessary.
Future adaptability	Allow accessible inverter locations, spare electrical capacity and cable routes so PV/storage systems can be maintained or expanded.

Meaning of “energy positive”

For this project, energy-positive performance will mean that verified modelled annual on-site renewable electricity generation exceeds the annual operational electricity demand of the relevant dwelling or defined development boundary. It will not mean that the development is electrically self-sufficient at every hour of the year; the grid may still be used for seasonal and daily balancing.

8. Water Efficiency, Harvesting and SuDS Integration

North Hertfordshire lies in an area of serious water stress. The Sustainability SPD expects all new dwellings to achieve no more than 110 litres per person per day and provides higher aspirations of <95 l/person/day (Silver) and <75 l/person/day (Gold). The project will adopt 110 l/person/day as a firm maximum and will design towards <95 l/person/day, with the Gold level tested once the sanitaryware and rainwater-reuse system are fixed.

Measure	Design approach
Efficient fittings	Low-flow showers and taps, dual-flush WCs, efficient baths where provided, and water-efficient dishwashers / washing machines where developer-supplied.
Distribution	Short, insulated hot-water pipe runs to reduce dead-leg losses, heat loss and the volume of water wasted while waiting for hot water.
Rainwater harvesting	Provide dedicated storage for roof runoff. Use for garden irrigation as a minimum and assess connection to WC flushing and washing machines where lifecycle maintenance is appropriate.
SuDS interface	Treat rainwater harvesting as the first stage of the surface-water strategy; overflow will discharge to the approved SuDS system / infiltration or attenuation solution.
Verification	Complete the Part G water-efficiency calculator for each final dwelling type before occupation.

The Sustainability SPD notes that rainwater harvesting can reduce potable-water consumption and delay the entry of runoff into the drainage network. The system design will therefore be coordinated with the separate SuDS strategy rather than treated as an isolated sustainability feature.

9. Materials, Embodied Carbon and Circular Economy

Operational energy will fall as the electricity grid decarbonises, making embodied carbon and resource use increasingly important. Material selection will therefore consider whole-life impact alongside appearance,

durability, technical suitability and local character.

Principle	Project response
Responsible sourcing	Specify timber from FSC/PEFC-certified sources; require recognised responsible-sourcing certification or supplier evidence for principal construction products.
Environmental product data	Prefer products with verified Environmental Product Declarations (EPDs) where equivalent choices are available.
Lower-carbon structure	Assess cement replacements / lower-carbon concrete, recycled steel, engineered timber and low-carbon masonry products according to structural and fire requirements.
Local / durable materials	Use durable materials appropriate to Pirton's rural context, reducing premature replacement and unnecessary maintenance.
Recycled content	Maximise recycled aggregates and recycled-content products where specifications permit.
Design for circularity	Use standard dimensions, mechanical fixings and accessible components where practical so materials can be repaired, replaced, disassembled and reused.
Construction waste	Apply the waste hierarchy: prevent, reduce, reuse, recycle, recover; segregate key waste streams and record transfer / recovery routes.
Whole-life carbon	At reserved matters / technical design, prepare a proportionate whole-life-carbon assessment for representative house types and use it to compare major material options.

The North Herts Sustainability SPD expressly supports circular-economy measures and responsible supply chains. The project will use its Silver/Gold checklists as a design benchmark, while recognising that the precise material quantities can only be calculated once house types and structural systems are fixed.

10. Climate Resilience, Overheating and Healthy Homes

A highly insulated building can overheat if glazing, shading and ventilation are not designed together. Energy efficiency will therefore be accompanied by a climate-resilience strategy that addresses present and future summer conditions.

- Optimise window size and orientation, with particular control of west-facing solar gains.
- Provide external shading or deep reveals where required by modelling, while preserving useful winter solar access.
- Enable secure purge ventilation and cross-ventilation where dwelling plans permit.
- Use MVHR summer bypass where MVHR is adopted.
- Avoid unnecessary dark, heat-absorbing hard surfaces; use trees and planting for shade where compatible

with PV solar access.

- Complete the applicable Part O overheating assessment and use dynamic thermal modelling where the simplified route is inappropriate.
- Design ASHP plant locations to avoid adverse noise effects and maintain service access.
- Specify low-VOC internal finishes and provide effective extract ventilation in kitchens, bathrooms and utility spaces.

11. Sustainable Transport and Electric Vehicle Readiness

Operational sustainability includes transport energy. The detailed layout will coordinate pedestrian routes, cycle storage, parking and charging infrastructure with the separate transport design. EV charging will meet Part S as a minimum. The North Herts Sustainability SPD's higher-tier benchmark of one active 7 kW charging point per dwelling will be adopted as the project design target, subject to final parking arrangements and electrical-network design.

Smart charging will be used to manage peak electrical demand and maximise use of local PV generation. Where battery storage is provided, the controls will be capable of coordinating heat-pump, vehicle and battery loads to minimise unnecessary grid peak demand without compromising resident usability.

12. Construction, Commissioning and In-use Performance

The performance gap between design and completed buildings will be addressed through quality control and commissioning. A very low modelled heat demand is only meaningful if insulation, airtightness, ventilation and controls are installed correctly.

Stage	Required action
Detailed design	Qualified energy specialist to prepare dwelling-type calculations, EUI/SHD model, PV yield study and overheating assessment; coordinate with architectural details.
Procurement	Performance specifications written into subcontract packages; products not substituted without equivalent thermal, carbon and durability assessment.
Construction	Photographic records of insulation and junctions; airtightness strategy and interim testing; protected storage of insulation; waste segregation.
Testing	Final airtightness tests; ventilation flow-rate testing and balancing; heat-pump commissioning; electrical / PV testing; water-efficiency calculations.

Stage	Required action
Handover	Plain-English home user guide covering ASHP controls, UFH, ventilation, PV, battery (if fitted), EV charging, rainwater system and simple seasonal optimisation.
Post-occupation	Consider a representative sample of energy monitoring and occupant feedback during the first heating season to identify tuning opportunities.

13. Outline-Stage Commitments and Reserved Matters Requirements

The following schedule converts the sustainability ambition into matters that can be carried through reserved matters, conditions and detailed design without pretending that outline-stage information is more precise than it is.

Ref.	Commitment	Stage / evidence
ES1	All-electric dwelling strategy with no gas boilers.	Reserved matters / MEP specification.
ES2	Fabric-first design; target higher-tier North Herts SPD operational performance.	Energy Statement by qualified assessor.
ES3	Target a minimum 75% on-site CO ₂ reduction over the applicable Part L baseline, or equivalent/better performance demonstrated through the methodology then in force.	Part L / Home Energy Model / equivalent calculations.
ES4	PV on every suitable dwelling roof; optimise roof form and orientation and comply with applicable Requirement L3.	Roof plans, PV schedule and yield model.
ES5	Test 100% annual dwelling energy demand supplied from on-site renewables and report net-positive potential transparently.	Annual demand-generation balance.
ES6	ASHPs with low-temperature underfloor heating and weather-compensated controls.	MEP design / product data / commissioning.
ES7	Maximum 110 l/person/day; target <95 l/person/day and investigate <75 l/person/day.	Part G water calculator.
ES8	Rainwater harvesting sized for garden use and, where viable, WC / appliance use; integrate overflow with SuDS.	Reserved matters / drainage design.
ES9	Responsible and sustainable sourcing, EPD preference and circular-economy construction plan.	Materials schedule / procurement requirements / site waste records.
ES10	Overheating-resilient design and Part O compliance, coordinated with PV and landscape shading.	Overheating assessment.

Ref.	Commitment	Stage / evidence
ES11	EV charging to Part S; target one active 7 kW point per dwelling where parking arrangement permits.	Electrical / parking plan.
ES12	Testing, commissioning and homeowner guidance to reduce the performance gap.	Completion records / O&M / home user guide.

Suggested planning-stage mechanism

If the Local Planning Authority requires a condition, a proportionate approach would be to require a detailed Energy & Sustainability Statement at reserved matters / pre-construction stage demonstrating how the final dwelling design has responded to this framework, including energy demand, carbon reduction, renewable generation, water efficiency and verification measures. This avoids fixing untested technical details at outline stage while preserving the project's sustainability commitment.

14. Conclusion

The proposed 30-dwelling development has the opportunity to be designed as a genuinely low-energy, low-carbon rural neighbourhood. The outline status is an advantage in this respect: final orientation, roof geometry, fabric construction, heat-pump location, landscape and drainage can be developed together rather than retrofitted around a fixed layout.

The project strategy is based on a simple sequence: reduce demand through fabric and passive design; supply the residual heating and hot-water load efficiently through air source heat pumps and low-temperature underfloor heating; generate a very high proportion of annual electricity demand from roof-mounted PV; reduce potable-water use and harvest rainwater; minimise embodied carbon and waste; and verify performance after construction.

The approach accords with the direction of the August 2026 NPPF, North Hertfordshire Local Plan Policies SP1, SP9, D1, NE8, NE10 and NE12, the adopted Sustainability SPD, the 2026 North Herts Design Code and the emerging-in-force Future Homes and Buildings Standards timetable. In particular, the project is intentionally aligned with the Sustainability SPD's higher Silver/Gold benchmarks, including deep Part L carbon reductions, low operational energy demand, high on-site renewable-energy coverage and enhanced water efficiency.

On that basis, the outline application can credibly commit to a carbon-neutral design objective, with the final

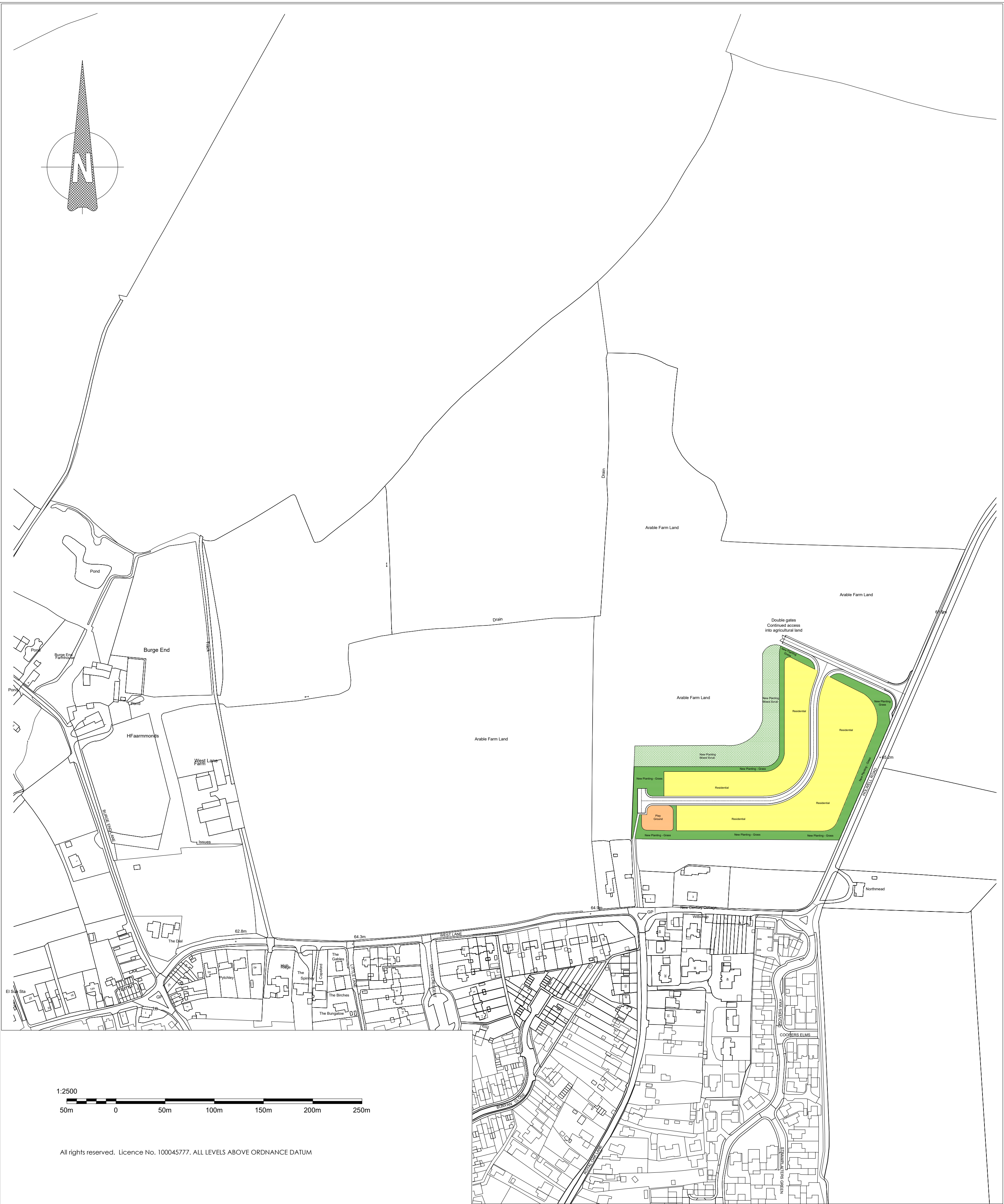
annual energy balance and any net-positive performance demonstrated through detailed modelling at reserved matters / technical design stage. The strategy provides a robust pathway to homes that are efficient, resilient, comfortable to occupy and materially cheaper to decarbonise over their lifetime than conventional regulatory-minimum development.

References

1. Ministry of Housing, Communities and Local Government (2026), National Planning Policy Framework, published 17 August 2026.
2. North Hertfordshire District Council (2022), North Hertfordshire Local Plan 2011–2031, adopted November 2022.
3. North Herts Council (2024), Sustainability Supplementary Planning Document, adopted 23 September 2024.
4. North Herts Council (2026), North Herts Design Code Supplementary Planning Document, adopted June 2026.
5. Ministry of Housing, Communities and Local Government (2026), The Future Homes and Buildings Standards: Building Circular 01/2026.
6. Ministry of Housing, Communities and Local Government (2026), Approved Document L: Energy and greenhouse gas emissions, Volume 1 – Dwellings, 2026 edition (updated 8 September 2026).
7. HM Government, Approved Documents F, O, G and S to the Building Regulations, as applicable at detailed design / construction.
8. RIBA 2030 Climate Challenge / RIBA 2025 operational energy benchmarks, as referenced by the North Herts Sustainability SPD.
9. Low Energy Transformation Initiative (LETI), Climate Emergency Design Guide and operational energy guidance, as referenced by the North Herts Sustainability SPD.
10. PSK Rural Limited, Drawing LAP SITE 001 Rev A – Indicative Site Layout Plan – Proposed Residential Development, August 2026.

Appendix 1 – Indicative Site Layout Plan

The following plan is included for contextual reference. The application is outline with all matters reserved; it does not fix the final dwelling footprints, roof orientation, house types or detailed energy systems.



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Project	Land at Pirton Hitchin SG5 3RA						
Title	Indicative Site Layout Plan - Proposed Residential Development						
Dwg. No.	LAP SITE001	Rev A	Drawn TMC	Checked UPH	Date 08/2026	Scale 1:2500 (A2)	Status Planning