

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02936/FP	Erection of two 5- bed detached dwellings with garages and ancillary works following demolition of existing veterinary centre. Erection of detached single garage to serve existing dwelling. (Amended plans received 05/02/25 and 26/02/25).	The White House Valley Rise Royston Hertfordshire SG8 9GH

Submitted Plan Nos

Location Plan WHI-24-01 WHI-24-02B WHI- 24-03 Plot 1 WHI-24-05A Plot 2 WHI-24-07 WHI-24-08
WH-24-09

1.0 Policies

1.0 **Policies**

- 1.1 National Planning Policy Framework (2024)
 - Section 2: Achieving sustainable development
 - Section 5: Delivering a sufficient supply of homes
 - Section 6: Building a strong competitive economy
 - 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 14: Meeting the needs of climate change
 - Section 15: Conserving and enhancing the natural environment

- 1.2 North Hertfordshire District Local Plan 2011 - 2031
 - Policy SP6: Sustainable Transport
 - Policy SP8: Housing
 - Policy SP9: Design and Sustainability
 - Policy SP11: Natural Resources and Sustainability
 - Policy SP12: Green infrastructure, biodiversity and landscape
 - Policy D1: Sustainable Design
 - Policy D3: Protecting living conditions
 - Policy D4: Air Quality
 - Policy NE4: Biodiversity & Geological sites
 - Policy NE7: Reducing Flood Risk
 - Policy NE8: Sustainable Drainage Systems
 - Policy NE11: Contaminated Land
 - Policy T2: Parking
 - Policy T1: Assessment of Transport Matters

Supplementary Planning Guidance
Design SPD
Vehicle Parking Provision at New Development (2011)

2.0 **Site History**

- 2.1 81/00364/1: Erection of single storey side extension for Veterinary Kennels, office and consulting room, following demolition of existing sheds. Conditional Permission 31/3/81

- 2.1 01/00003/1: Erection of one single storey bungalow with integral garage following demolition of existing stables. New vehicular access from Valley Rise, provision of 3 car parking spaces and ancillary works. Granted 19th April 2001.
- 2.2 01/01719/1: Single storey bungalow with integral double garage, vehicular access, provision of three car parking spaces and ancillary works. Granted 18th March 2002.
- 2.3 03/01638/1: Outline planning permission for a detached three bedroom dwelling with integral garage and two associated car parking spaces (external appearance reserved). Granted 9th January 2004.
- 2.4 04/00584/1: Detached 3 bedroom dwelling with integral garage and two associated car parking spaces. Granted . Not implemented.
- 2.5 24/01092/FP: Erection of one detached 2-bed, two semi-detached 3-bed and one detached 5-bed dwellings following demolition of existing veterinary centre together with ancillary works and parking. **Withdrawn 17.07.24**
- 2.6 23/01737/TPO: 2x Dead Sycamore - Remove. No objections 01/08/23
- 2.7 24/0250/TPO: Sycamore , Ash, Fir – Remove. No objections 11/3/24

3.0 **Representations**

3.1 Site Notice / Adjoining occupiers :

The Council has received 9 letters from local residents raising objections / concerns. The comments include the following matters (full details can be seen on the website):

- ☐ Application fails to address concerns of residents re overlooking / loss of privacy
- ☐ Overlooking of several adjacent properties
- ☐ Does not meet 25m back to back rule
- ☐ Overdevelopment
- ☐ Inadequate amenity space for each dwelling
- ☐ Concern re storage and collection of waste
- ☐ Concern over highway safety / congestion
- ☐ Development is for financial gain
- ☐ Previous objections still apply
- ☐ Loss of trees protected by TPO's
- ☐ Proposals would be a nuisance to surrounding residents
- ☐ Infringement to the rights and privacy of residents
- ☐ No benefit in terms of housing stock
- ☐ Not in the best interests of the community
- ☐ Adverse impact on local wildlife
- ☐ Third party ownership

3.2 Royston Town Council:

Objects for the following reasons:

- ☐ Overdevelopment
- ☐ Loss of privacy and overlooking

- ❓ Concerns over access
- ❓ Concerns re shadowing to existing properties. A daylight assessment should be carried out
- ❓ Concerns over ecology, bat droppings have been found in the existing property

3.3 Herts Highways:

Advises that the Highway Authority does not wish to restrict the grant of planning permission. Recommends advisory notes be added to any planning permission.

3.4 NHDC Ecology:

Advises no ecological objections. Recommends standard BNG condition a Biodiversity Method statement and ecological enhancement plan condition.
Advises no ecology objection to the proposal. Recommends the mandatory BNG condition plus a Biodiversity Method Statement condition and an Ecological Enhancements condition.

3.5 NHDC Environmental Health department:

No land contamination objections. Recommend a precautionary contamination condition. Requests a noise assessment. Recommends an EV charging condition and informative.

Comments received 12th March: *'The application is now supported by a noise assessment which concludes that mitigation is required in the form of appropriate glazing and a screen to the garden of Plot 1 adjacent to Newmarket Road.'*

I am satisfied with this and have no objections subject to this mitigation being secured via a suitably worded condition (development undertaken in accordance with the recommendations in this report/submitted information).'

A condition is attached to concur with the EHO's request in respect of noise report recommendations.

3.6 NHDC Waste Services

Seek clarity on how waste will be collected.

4.0 Procedural Note:

Following the Royston Town Council objection and in accordance with Section 8.4.5 c) of the Council's Constitution Ward Councillors were notified on 20th February 2025 of the Planning officer's support of the application contrary to the views of the Royston Town Council. No responses were received by 27th February 2025 and accordingly this application can be determined under powers delegated to the Development and Conservation Manager.

5.0 Planning Considerations

5.1 **Site and Surroundings**

The application site comprises an irregular shaped piece of land located on the south side of Newmarket Road and east of its junction with Valley Rise. The site area is approximately 2200sqm (0.2 hectares) and is occupied by a residential property known as The White House which until recent years was also partly used as a veterinary surgery. The site slopes upwards from west to east by approximately 4 metres and slopes up from north to south by approximately 3 metres. All of the site is within the settlement boundary of Royston.

No. 2 Valley Rise (two storey) is located to the south of the access road into the site and Valley Lodge, a detached chalet bungalow, is located immediately west of the application site formerly being part of the White House grounds. Residential roads Aintree Road and Goodwood Road are located to the south and east of the site with dwellings in these roads (also two storey) backing onto the application site.

The area is covered by a group TPO (Ref number: TPO/24).

5.2 **Proposal**

- 5.3 The application seeks full planning permission for the erection of two 5- bed detached dwellings with garages and ancillary works following demolition of existing veterinary centre. Erection of detached single garage to serve existing dwelling.

Plot 1 would be sited on the footprint of side extensions to the White House that previously accommodated the veterinary surgery business. The house would be two storey with a half hipped roof. It would be 12 m deep and 11.6m in width. Plot 1 would have a detached double garage and store located in front of it to the west.

Plot 2 would be sited on the side garden of The White House to the south and would have the same footprint, floor plan and design as Plot 1. Plot would have a detached double garage and parking located directly in front of it to the west.

A detached single garage is proposed for the existing property (i.e. The White house) immediately alongside its south elevation.

External materials for both dwellings would include white painted render at ground floor and light grey cladding at first floor level. An Air Source Heat Pump (ASHP) and integrated PV panels are proposed for both dwellings.

Access to the new dwellings would be via the existing vehicular access off Valley Rise past the existing property Valley Lodge. A shared block paved turning area and access driveway would serve both dwellings and the White House and three visitor parking spaces would be provided.

The application is supported by the following documents:

- ☐ Daylight and Sunlight report

- ☐ Ecology report
- ☐ Emergence and Activity Bat Survey August 2024
- ☐ Noise report

5.4 **Key Issues**

5.5 The key issues are :

- ☐ Principle of development
- ☐ The design and layout of the development and impact on the character and appearance of the area
- ☐ Impact on the highway network and access and parking matters
- ☐ Impact on residential amenity / living conditions
- ☐ Impact on trees and ecology
- ☐ Environmental considerations
- ☐ Sustainability and climate change

5.6 Principle of development

5.7 The site is within the urban area of Royston and in a sustainable location within walking distance to the town centre and a range of local services including schools and shops. The site is in a heavily developed residential area and forms part of the Valley Rise housing estate. The development of this site for 2 additional houses would increase the density of the site to around 15 dwellings per hectare (DPH) however this would be in keeping with the density of housing within the immediate locality in my view.

Further to the east of the site is a proposed housing site (Allocated as RY10 in the Local Plan). There is currently an undetermined planning application for 325 dwellings (24/01013/OP). Previous to this current application planning permission was granted for outline consent for up to 325 dwellings in February 2020 (ref: 17/00110/1). The housing density approved and as now proposed for this adjacent site is equivalent to 22 DPH and therefore significantly higher than the resultant density proposed in this application at The White House.

The re-development would also be in accordance with Sections 5 and 11 of the NPPF ('Delivering a sufficient supply of homes' and 'Making effective use of land').

5.8 Royston has continued to be a focus for development in Council's adopted Local Plan with several large sites allocated for (and having being already) developed for housing. The site would also be consistent with the adopted plan Policies SP2 and SP8 which seek to focus new development in the adjusted settlement boundaries, including Royston. Policy SP8 also, in supporting housing growth across the district, states in paragraph d) that the Council will :

'Maintain a five year housing land supply and target the completion of 20% of new homes over the plan period on previously developed land'

5.9 Overall and particularly in view of the surrounding pattern of development, the site's location adjacent a major road leading into Royston town centre and NPPF advice I consider that the principle of the development and a consequent general increase in housing density to around 15 DPH, is acceptable and fully in accordance with the policies set out in the adopted Local Plan 2011 – 2031.

5.10 Design and layout and impact on the character and appearance of the area

5.11 Policy D1 (Sustainable Design) states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria.

5.12 In respect of this site it will be noted that it lies on the south side of Newmarket Road close to Priory Park and the town centre. New housing development in the immediate area, especially to the north of Newmarket Road, has made more effective use of land in accordance with NPPF advice and guidance. The proposed development would be on partially developed land (in the form of the existing veterinary extension to the White House) and would be on part of the garden to the host dwelling where a similar detached dwelling was approved but not built in 2004. The proposed dwellings, although large, would not be dissimilar in form, scale and density of the surrounding housing which comprises a mix of dwelling types.

Nos 2 Valley Rise, Valley Lodge and the White House itself are all detached dwellings and the majority of housing is two storey. The proposed dwellings would be located within the cul-de-sac occupied by the White House and Valley Lodge and with the retention of the boundary trees as shown on the submitted layout plan would, because of the discreet location, not have any significant impact on the general pattern of development outside of the cul-de-sac.

The proposal is for two storey housing development with gardens and as such would be consistent with the prevailing pattern of development.

5.13 The proposed houses will incorporate a two storey eaves line and hipped and gabled roof forms. The proposed use of render and cladding for the dwellings is not a common external material found outside of the site in Valley Rise, Aintree Road and Goodwood Road however because of its cul-de-sac location the use of these materials here would not be seen as out of keeping in the circumstances.

5.14 In terms of the site coverage and location of development it is noted that the two dwellings would be located to a large extent on the footprint of part of the existing dwelling and part of its side garden.

5.15 Both new dwellings would only project a metre or so beyond the existing rear elevation of The White House and would not project beyond its front elevation. The proposed new

garage to plot 1 would be on open ground currently forming hardsurfacing and parking to The White House. The proposed double garage to Plot 2 would be on existing garden land to the front of the White House.

- 5.16 The siting of the development would also preserve, by and large, the well landscaped form and appearance of the site and in particular the boundary trees along the western and southern boundaries. Some of the rear, front and side garden to The White House will be lost however it would still retain over 210 sqm of external garden / amenity area which is considered adequate for a detached dwelling in this urban area.
- 5.17 Each dwelling would have its own rear garden of a size that is not inconsistent with the size of gardens to the more recent housing developments in the locality. The layout proposes traditional rear gardens with parking to the front. I find that this arrangement is appropriate for this location. In any event the layout of the site would have little impact on the wider character and appearance of the area given the cul-de-sac location.
- 5.18 With regard to housing mix, the proposal is for 2 x 5 bed units. Policy HS3 does not apply because the Policy is aimed at achieving a 60% larger / 40% smaller mix on suburban and edge-of-settlement sites (see paragraph 8.20 of the Local Plan (LP)) whereas this is very much an urban location close to a town centre. In any case this is a relatively small development where the under delivery of small units, even if Policy HS3 could be applied, is not significant in overall terms.
- 5.19 Overall, the proposal would deliver a high-quality, relatively low density and pedestrian friendly housing development that responds to local character and would accord with adopted Plan Policy D1.

5.20 Impact on the highway network and parking and access matters

- 5.21 The proposed development uses the existing vehicular access off Valley Rise with no changes to the width or alignment of the access road. The Highway Authority raise no objections and state:

'An earlier application proposed the erection of 4 dwellings and retaining the existing dwelling, for which the HA raised no objections subject to conditions, given that the current proposal involves 2 dwellings this will result in a less intense development/trip generation including relative to the existing use as a veterinary centre. The HA considers the proposed development is not likely to have any significant impact on parking demand or operation on the local highway network.'

- 5.22 It should be noted that the previous use of part of The White House as a veterinary surgery had generated more vehicular movements but that use has now relocated. The proposed development of two residential units would generate less movements than the previous authorised veterinary use.
- 5.23 Cars can enter and leave the site in forward gear and the refuse collection area is well within the maximum 25m of the kerbside for bin collection.

- 5.24 There is a net increase of two dwellings. This amount of additional residential development is relatively small. Valley Rise, which serves a large residential housing estate can easily accommodate such a small increase in traffic as could the adopted Newmarket Road which is a major distributor road.
- 5.25 At least two parking spaces per dwelling are proposed -including the retained White House. This meets with the minimum parking requirement in the adopted Supplementary Planning Document on car parking for new developments. Three visitor parking spaces are proposed which exceeds the standard in the Council's Parking SPD. I consider that in this very accessible location where there are public transport alternatives and the town centre is within very close walking distance, the level of proposed parking is acceptable.
- 5.26 Policy T1 of the LP states that permission will be granted for development that would not lead to highway safety problems or cause unacceptable impacts upon the highway network. In this case the Highway Authority have assessed the development has not having any adverse impact on highway safety.
- 5.27 In summary the highway authority has raised no objections to the proposals and considers that the impact of the development on the local highway network is acceptable subject to informatives. In these circumstances, I consider that the highway, access and parking aspects of the development are acceptable.
- 5.28 Impact on living conditions
- 5.29 Concern has been raised by residents living nearby to the site to overlooking/ loss of privacy, overshadowing and loss of light. Local Plan Policy D3 of the LP confirms that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 5.30 Valley Lodge is located to the immediate west of the development site. The gap between plots 1 and 2 is at least 16 metres and this gap will remain as part of the proposed scheme. The height of the proposed development in relation to Valley Lodge is shown on the section drawings. The proposed dwellings would be on higher ground but the distance between the new houses and intervening garages and landscaping mitigate any harm in my opinion. The only clear glazed window facing Valley Lodge is screened by the proposed new garage to Plot 2. Any views from this window are also angled and there is no direct back to back relationship – ie. from window to window.
- 5.31 The dwellings outside of the site in Aintree Road and Goodwood Road are too far away to be directly affected by this development. The amended plan shows the depth of rear gardens to both dwellings to be at least 14m. This depth together with boundary trees to be retained means that there would be no overlooking or loss of privacy or overbearing impact to neighbours in these surrounding roads.
- 5.33 The submitted daylight and sunlight report demonstrates that sufficient light will be provided to the new dwellings and that the development would not adversely affect living conditions in adjacent dwellings.

- 5.34 Each new dwelling and the White House would have rear gardens in excess of 200 sqm which would provide more than adequate outside space for the occupiers.
- 5.35 There would be some impact in terms of noise and disturbance during the construction of the development but these effects could be mitigated by planning conditions and or informatives as advised by the Environmental Health officer. On balance, it is considered that the proposed development will cause limited harm to the residential amenity of existing occupiers.
- 5.35 Overall, it is considered that the development would comply with Policies D2 and D3 of the Local Plan.
- 5.36 Impact on trees and ecology
- 5.37 The submitted ecology reports show that there would be no harm to protected species provided the recommendations and mitigations as set out in the reports are followed. A condition is recommended to ensure compliance with these reports. No objections are raised by the Council's Ecology officer and the recommended BNG and enhancement conditions are recommended in the officer recommendation.
- 5.38 The well established trees around the site are shown to be retained.
- 5.39 Environmental considerations
- 5.40 The site located within Flood Zone 1 of the Environment Agency Flood Map (low risk of flooding). The development is under the threshold by which consultation would be necessary with the Lead Local Flood Authority. There is a significant amount of soft landscaping that will be retained and proposed . Nevertheless there will inevitably be some additional surface water to be managed as a result of increased roof area and increased hardsurfacing. To achieve compliance with LP policies NE7 and NE8 and in particular to follow the principles of Sustainable Urban Drainage systems all hardstandings and the driveway are to be constructed in permeable material and are annotated as such on the submitted site plan.
- 5.41 The submitted noise report demonstrates that there would be no excessive noise impact on the occupiers of the proposed dwellings subject to mitigate measures. These are secured in the officer recommendation.
- 5.42 Sustainability and climate change
- 5.43 Each dwelling will include EV charging points, ASHP's and solar pv panels. I consider that these measure will future proof the development against future climate change and would comply with Policy D1 and the Council's Sustainability SPD which is a material planning consideration. In view of the above embedded carbon reducing measures together with the sustainable location it is considered that the development would have no significant impact on local climate change.

Conditions

A number of planning conditions are proposed to mitigate the impact of the development and control any potential adverse impacts. Given the proximity of adjacent housing and

the existence of protected trees around the site boundaries it is recommended that permitted development rights for extensions and outbuildings are withdrawn.

5.44 **Conclusion**

5.45 This proposal is generally compliant with Policies SP2 and SP 8 of the LP in terms of focusing housing growth in one of the defined settlements and maintaining a five -year housing land supply.

5.46 The development is also compliant with the LP development management policies D1 and D3 as the proposal is considered to represent sustainable design and there would be no significant adverse impact on the residential amenities of adjacent occupiers.

5.47 It has been demonstrated above that the proposal has the potential to meet all three strands of sustainable development as identified in the NPPF.

5.48 The proposed development is considered to comply with the relevant adopted local plan policies and would be in general conformity with the policies and guidance set out in the Framework as a whole. The presumption is therefore in favour of granting planning permission subject to the conditions and informatives as set out

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

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 shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures and hedgehog holes in fences, as informed by the January 2024 Ecological Appraisal, has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure biodiversity net gain and to comply with Policy NE4 of the Local Plan

4. No development shall take place (including any ground works, site clearance) until a Biodiversity Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall be informed by the August 2024 Emergence and Activity Bat Survey and include the following:
 - a) Review of site /time constraints.
 - b) Details of any necessary working methods to prevent harm to bats.
 - c) Type and source of materials to be used where appropriate.
 - d) Persons responsible for implementing the works.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not result in harm to protected species and to comply with Policy NE4 of the Local Plan.

5. The development shall be carried out in accordance with the recommendations and mitigations set out in the submitted 'External Building Fabric Report' dated 25th February 2025, including the specification of glazed units and the provision of acoustic fencing along the northern boundary.

Reason: To ensure satisfactory living conditions for the occupiers of the new dwellings and to comply with Policy D3 of the Local Plan.

6. 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 to 2031.

7. The development shall be carried out in accordance with the recommendations and mitigations set out in the submitted 'Emergence and Activity Bat Survey' dated 28th August 2024.

Reason: To protection for protected species and to comply with Policy NE4 of the Local Plan

8. Prior to the commencement of the development hereby permitted full details of all hard and soft landscaping as well as boundary treatment shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory landscaping and to comply with Policy D1 of the Local Plan.

9. Prior to occupation, each of the proposed two new dwellings 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.

10. In the event that contamination not identified in the ground investigations to date is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

11. No development shall take place before details of the proposed finished floor levels; ridge and eaves heights of the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding properties/ neighbour number XX. The

development shall be carried out as approved.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to comply with Policy D1 of the Local Plan

Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

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:

Environmental Health Informative

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)

- o 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.
- 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.

- o 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-low-emission-vehicles>

- o 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.

Highway Advisory Notes:

Should this application be approved HCC recommends inclusion of the following Advisory Notes (ANs) to ensure that any works as part of this development are carried out in accordance with the provisions of the Highways Act 1980 and other relevant processes. 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 website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.aspx>

Obstruction of public highway land: 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 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 website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.aspx>

Road Deposits: It is an offence under Section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.asp>

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 March 2025	