

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00116/FP	Erection of four detached dwellings and detached garage to serve plot 4 including hard and soft landscaping, parking and creation of vehicular access. (Amended plans received 01/07/26 and 14/09/26).	19 Walnut Tree Road Pirton Hitchin Hertfordshire SG5 3PX

Submitted Plan Nos

3942 06G 3942 12B 3942 14A - Plot 1 3942 16A - Plot 1 3942 15A - Plot 1 3942 01D 3942 17A - Plot 2
 3942 18A - Plot 2 3942 19A - Plot 2 3942 20 - Plot 3 3942 21 - Plot 3 3942 22 - Plot 3 3954 24D - Plot 4
 TS25-677-1 318-2025-012-P2 318-2025-011-P3 - 3954 23B - Plot 4 3954 25A - Plot 4 3954 26 - Plot 4

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
CGB1	Rural Areas beyond the Green Belt.
HE1	Designated heritage assets
HE4	Archaeology
HS3	Housing mix
NE1	Strategic green infrastructure
NE2	Landscape
NE5	Protecting open space
NE8	Sustainable drainage systems
SP2	Settlement Hierarchy and Spatial Distrib
NP6	Pirton NP

SECN12	Making effective use of land
SECN14	Achieving well-designed places
SECN15	Promoting sustainable transport
SECN19	Conserving+enhancing natural environment
SECN20	Conserving+enhancing historic environmnt
SECN3	Decision-making policies
SECN4	Achieving sustainable development

2.0 **Site History**

2.1 Extensive site history. None relevant to the proposal.

3.0 **Representations**

3.1 **Neighbour Consultation –**

2x Representation: Seeks implementation of a scheme of swift bricks to the dwellings.

3.2 **Ecology** – No Objection. Notes prospective 30% gain. Considers this to be ambitious given proposed trees are above other neutral grassland at moderate condition. The proposed planting of trees is likely to diminish gains at ground level owing to the density of the canopy of the trees once mature. To ensure a 30-year management can be achieved, a condition requiring a habitat management and monitoring plan to be submitted is recommended. Also recommends an Ecological Enhancement Plan in addition to this condition to intersperse enhancements throughout the built fabric of the development. Recommends standard BNG condition.

No Objection – *“Thank you for consulting me, having looked at the updated site layout, it is disappointing to see the loss of the pond or indeed any surface water now included in the scheme. This will undoubtedly impact the amount of biodiversity net gain that the proposal will be able to deliver. Previous comments regarding suggested conditions remain but I would urge the applicant to reconsider the use of a culvert and revert back to open ditch if a pond is no longer feasible.”*

3.3 **Environmental Health -**

Noise – No Objections.

Contamination – Satisfied with conclusions of Phase study. Recommends conditions

Air Quality – Recommends EV charger condition.

3.4 **Highways** – Does not wish to restrict grant of permission. Recommends conditions.

3.5 **North Hertfordshire Archaeological Society** – Objection:

- Insufficient discussion of significance of known archaeological assets within the plot.
- Investigations at adjoining site(s) have discovered assets and therefore provide evidence of settlement and buildings/roads/farms within the site.
- Seeks pre-determinations worms including a field evaluation, and trial trenching.
- Seeks third methodology including radar or a similar method.
- Layouts would depend on the impacts to these assets.
- Recommends any grant of permission to include suitably worded conditions including for assessment and published reports.

3.6 **Parish Council** – Objection:

- Agrees with heritage statement that impacts to the setting of the Bury and Toot Hill scheduled monument is likely to be low
- Seeks strongly worded conditions to deliver 10% of BNG.
- Improvements to the road track are welcomed. Seeks clarification of the rights of way to the pavilion over the road.
- Archaeology: Documents incorrectly assert that no buildings were present before the construction of existing dwelling in the 1960s. Previous track and buildings shown on other information are not covered by the archaeological documents provided. DBA does not cover the 1818 enclosure map, nor the 1987-8 earthworks survey plans produced by the North Herts Museum archaeological team. Remains within the site would be damaged or covered by the development. Seeks provision of a field evaluation to consider impacts to heritage assets. Name of the pond “Larkin’s” appears to be erroneous.
- Housing: The scale of the dwellings, for larger homes is out of scale with what is needed. Delivery of smaller homes has not occurred and is needed. Dwelling heights would be too great and would be out of place in the village. Seeks maximum height of 9.1m for the dwellings given periphery location. Contrary to Policy PNP 2.9 of the Pirton Neighbourhood Plan. Delivery of 3 spaces per dwelling with one being in the garage may result in undue pressure on parking levels and forcing on-street parking or verge parking. Seeks restriction of use of the garages for parking purposes rather than for conversion. Visitor parking may block access to Plots 3/4.

- Waste Water and Flooding: Asks for input from Lead Local Flood Authority. Documents do not suitably address the increase in runoff from the pavilion and Cotman End. Notes the culvert and stream through the site.
- Seeks condition should the roadway be private to limit lighting to a low level to mitigate wildlife disturbance and to benefit dark skies in the area.

Ward Councillors were notified of the objection from the Parish Council, but no response was received.

3.7 **Conservation Officer – Objection:**

- Harm to the Conservation Area would arise.
- Loss of character to the CA, notably from the loss of open space.
- Erosion of open spaces, with reference to the adjacent Cotman End development.
- Causes less than substantial harm (at a medium level) to the Conservation Area.

3.8 **Lead Local Flood Authority –**

May 2026 – Notes that a flood risk assessment was not submitted and that no drainage strategy was submitted. Therefore, recommends against grant of permission.

August 2026 - Notes provision of primary and secondary drainage strategies. Seeks clarification of secondary drainage strategy discharge rate, SuDS Selection, maintenance responsibility, the extension of the 300mm culvert and confirmation that CV values of 1 have been used in the calculations.

August 2026 – Updated Response – Notes submission of new information, specifically the Flood Risk Assessment and Drainage Strategy. Advises that FFL is acceptable, and recommends conditions and informative.

3.9 **Archaeology –**

27 April 2026:

- Seeks pre-determination investigations be undertaken. This includes an archaeological trial trench evaluation.

August 2026:

- New information received and reviewed. Recommends archaeological condition.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises land to the rear of No. 19 Walnut Tree Road, Pirton. It is within an Archaeological Area. To the rear is Pirton Recreation Ground, with an access way in the ownership of the applicant providing access along the northern boundary of the site. Cotman End, a residential road, is to the immediate North of the site. The site is within the Pirton Conservation Area.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for the erection of four detached dwellings and detached garage to serve plot 4 including hard and soft landscaping, parking and creation of vehicular access. Including the enhancement of access to the site and to the rear to the Pavillion.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

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

Principle of Development:

- 4.3.2 The application site straddles the Pirton settlement boundary. Plots 3 and 4 would be set outside of the settlement boundary, and Plots 1 and 2 and the access track would be set within the settlement boundary. Therefore, the principal to introduce the access, alter the site layout and for the erection of Plots 1 and 2 would be supported by Policy SP2 of the Local Plan 2011-2031. Plots 3 and 4 are on land designated as Rural Area Beyond the Green Belt, triggering Policy CGB1. The planning statement advises that a pre-application response concluded that this was acceptable given its modest scale, limited visibility and close relationship within the built form. I do not consider that an exception under CGB1 would apply to the development.
- 4.3.3 At present, the LPA cannot demonstrate a 5-year housing land supply. The Conservation Officer has concluded that the proposed development would occasion less than substantial harm, at a medium level, to the significance of the Conservation Area. It is considered that this would not amount to substantial harm given the objection centred on this and other developments cumulatively undermining the open nature of the conservation area through piece-meal developments. The site is presently surrounded by other developments and is in close proximity to open land, and whilst it is acknowledged that the development would remove the contributions the site makes to the open nature of the wider Conservation Area, its contribution to the significance of the Conservation Area as a whole is not considered to be significant given that the existing open space is within a private garden. Policy HE6 of the NPPF sets out the balance of harm within planning decisions, and specifically with reference to point 4., the public benefits of delivering housing on a windfall site are considered to outweigh the harms to the openness of the Conservation Area, a limited public benefit owing to the open area being a private garden. Therefore, on this point the benefits of development would not be outweighed by the harms to this heritage asset. The dwellings within the settlement boundary would be supported by Policy S4 (1.) given the harms to the conservation area are not substantial, and would not substantially outweigh the benefits of housing delivery.

- 4.3.4 It is considered that the dwellings outside of the settlement boundary would comply with the provisions of Policy S5, specifically, point j. given it would be for housing in a district with an unmet need given the district's housing land supply being less than 5 years. It is considered that the location of these dwellings would be well-related to the existing settlement and would be of a scale which can be accommodated within Pirton. The dwellings within the settlement boundary would comply with the provisions of Policy SP2 of the North Herts Local Plan, and the NPPF describes how such development should be "approved unless the benefits of doing so would be substantially outweighed by any adverse effects" and that any harms would be required to substantially outweigh harms. The provision of the dwellings and associated infrastructure would not be substantially outweighed by adverse impacts identified, including the harm to the Conservation Area. Therefore, the development complies with Policies S5 of the NPPF and CGB1 of the North Herts Local Plan 2011-2031. It is noted that the development runs contrary with Policy PNP1 of the Pirton Neighbourhood Plan given part of the site is outside of the settlement boundary, however, given the above considerations and the compliance with Policy S5 of the 2026 NPPF, this is not considered to result in the principle of development not being supported as the non-compliance would not amount to a harm that would substantially outweigh these associated benefits of housing delivery.

Sustainability:

- 4.3.5 The three pillars of sustainable development are the economic, social and environmental pillars. The proposal would provide economic benefits by the use of local contractors and businesses for construction, maintenance and other servicing when occupied. Social benefits would arise from the provision of 4 dwellings to contribute to the district housing land supply, which the LPA cannot presently demonstrate a 5-year housing land supply. The site is considered to be in a sustainable location due to its location within Pirton, a Category A Village with various amenities present. Therefore, the sustainability of the development is acceptable.

Design and Appearance:

- 4.3.6 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. This policy is broadly consistent with Chapter 14 of the National Planning Policy Framework. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset, in this case, the Conservation Area, and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. This policy is broadly consistent with Chapter 20 of the National Planning Policy Framework. Section 72 of the Planning (Listed Building and Conservation Areas) act 1990 emphasises that development should seek to the preservation or enhancement of the Conservation Area.

Access

- 4.3.7 The layout of the site would retain the existing dwelling, No. 109, with driveway access onto the existing track to the recreation ground. A new access would be constructed off the track, to the rear of No. 19, resulting in the creation of a cul-de-sac with a central pond, a turning head and all dwellings facing inwards onto the pond.

Appearance

- 4.3.8 The proposed dwellings would be two storeys in height, with most first-floor windows being set within gables or within the eaves as a dormer, resulting in the height of the dwellings being limited to 1.5-2 storeys. Hipped roofs are proposed to the sides, with Plots 1, 2 and 3 benefitting from gables to their principal elevations, and Plots 3 and 4 benefitting from a gable to their sides. Materials of construction would comprise red multi brick, plain clay tiles with powder coated black/anthracite grey windows. The surrounding area comprises a mix of dwelling types and materials of construction, and therefore there is not a single vernacular locally, though it is evident that a traditional appearance and built form with both light and dark materials of construction are a design cue. Adjacent to the site is Cotman End, a modern housing development comprising a mix of materials, with a relatively consistent built form with gables to their principal and/or side elevations, tall pitched roofs and most dwellings benefitting from red brick, red tiles and dark windows features. I consider that the proposed dwellings would be suitably in-keeping with this design cue. The dwellings would be predominantly obscured from Walnut Tree Road, given their siting to the rear of No. 19, though views would be gained from Cotman End and the recreation grounds to the east. These visual impacts would be softened by the boundary treatments existing and proposed, with mature trees to the northern boundary, and hedging to the eastern boundary. I therefore do not consider that visual harm to the local area would be substantial or harmful.

Layout

- 4.3.9 The site is partially within the Pirton Conservation Area, with Plots 1 and 2 within the area, and Plots 3 and 4 adjacent to the Conservation Area, however, I consider they form part of its setting. It is noted that the Conservation Officer has registered an objection due to the development developing an area of open space, contributing to the character of the Conservation Area owing to the prevailing character being for open land. This is acknowledged, however, the development parcel comprises a modest part of the wider Conservation Area and would retain an open appearance with a relatively low development density. The relationship between the proposed layout and the Conservation Area is therefore not considered to be harmful. The dwellings would feature on-plot parking with two parking spaces provided on driveways in front of a dual-garage for each property. Each dwelling would feature a modest front garden, with a rear garden for use as amenity space. Bin storage would be situated to the sides, with gate access allowing for these to be dragged for collection. The proposed layout is not considered to be harmful and would be similar to other developments in the area whereby the dwellings face onto the central access road through the site. Therefore, the layout is considered to be positive and would not result in a negative relationship with the surrounding roads. The side elevation of Plot 1, presenting onto the track is noted, however, the presence of screening is considered to suitably mitigate this impact. This is welcomed. The density of the development is considered to be acceptable and would not result in an overdevelopment of the plots, with space being given to the boundaries to separate each dwelling, both visually and physically.

Scale

- 4.3.10 The proposed dwellings would be two-storeys in height and would be four-and-five-bedroom houses. Given the quantum of development and the proximity to other housing sites within the area which can deliver a greater mix of starter homes, I see no reason to oppose the proposed housing mix. This would comply with Policy PNP1 of the Pirton Neighbourhood Plan. The density of development within the red line would be at approximately 10.5 dwellings per hectare, or approximately 7.7 dwellings per hectare when including the existing dwelling. These densities are considered to be low and would not appear at odds with the prevailing grain of development found within Pirton and this urban edge location. Furthermore, it is acknowledged that Policy PNP2 of the Pirton Parish Council seeks to preserve open space in these locations, however, there would continue to be other open space nearby, and the dwellings would benefit from generous garden areas. This is considered to maintain a suitable blending of the village into the surrounding countryside.
- 4.3.11 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Chapter 14 of the National Planning Policy Framework. The potential impacts to the surrounding Conservation Area are considered to be acceptable, and the significance of this heritage asset will not be unacceptably harmed. Policies HE1 and SP13 of the Local Plan 2011-2031 and Chapter 20 of the NPPF are considered to be complied with. The development is considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. The design and appearance are therefore acceptable.

Standard of Amenity for Future Occupiers:

- 4.3.12 The proposed internal floor space for the dwellings would exceed the minimum space required for dwellings of this size, as required by the Nationally Described Space Standards. Amenity space is provided to the rear. Overlooking and dominance are not considered to arise from the existing dwellings close to these plots and the proposed dwellings, and I therefore consider that the amenities of future occupiers would be suitably served by the buildings and garden areas.

Plot Number and House Type	Space Requirement (SQM)	Space Delivery (SQM)
Plot 1 (4 bed)	124	252
Plot 2 (4 bed)	124	246
Plot 3 (5 bed)	128	263
Plot 4 (5 bed)	128	246

Impact on Neighbouring Properties:

- 4.3.13 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.14 The application site is neighboured to the west by No. 19, to the north by Cotman End and to the east by the Pirton Recreation Ground. To the south a barn neighbours the

site. Future occupiers to No. 19 would experience impacts from the development, arising from the reduction in amenity area, and the presence of Plot 1 in proximity to its rear boundary/elevation. The existing dwelling would continue to benefit from a large garden area to its side and given the proposed presence of trees to this boundary, and its orientation away from Plot 1, would not experience unacceptable overlooking or losses of light. Dwellings within Cotman End would be separated by the access track to Pirton Recreation Ground and Cotman End's access and would also benefit from some screening by the mature trees along the site's northern boundary and are therefore unlikely to experience substantial losses of light or experience objectionable degrees of dominance. No neighbour objections were received.

- 4.3.15 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Environmental Implications:

- 4.3.16 The North Herts Ecologist has made representation, advising that the standard BNG condition would be required. They also recommended the standard Ecological Enhancements Plan condition. Subject to the suitably implementation of these conditions, I consider that ecological impacts would not be unacceptable. The site benefits from various trees, with most being set within the garden areas of the dwellings proposed. It is noted that this would potentially result in pressure on the felling of the trees, however, given most dwellings would continue to benefit from open space, this would not be unacceptable. The amenity contributions of the trees is welcomed, and therefore, conditions relating to their felling are considered to be reasonable.
- 4.3.17 The application site is bisected by a water course, and the proposal seeks to culvert a section. The Lead Local Flood Authority have made representation and have not objected following the receipt of updated Flood Risk Assessment data and Drainage Infiltration. This would be subject to the suitable implementation of recommended conditions.

Highways and Parking:

- 4.3.18 The development would incorporate the introduction of a new entrance way off the tarmac track to the north of the site, including a widened area for passing, and an enhanced bell mouth onto Walnut Tree Road. Hertfordshire Highways have made representation, and do not object to the proposed development, recommending the inclusion of conditions for visibility splays and a construction management plan. Subject to the implementation of these recommended conditions, I consider that the development is unlikely to harm highway safety. Each dwelling would benefit from 2 driveway spaces and a double garage, and therefore they would benefit from sufficient parking space to meet the Parking at New Developments SPD. Visitor parking can be provided by utilising on-street parking locally.

Other Matters:

- 4.3.19 The agent has agreed to the recommended pre-commencement conditions. It is considered that conditions and informatives recommended by consultees and by the

Local Planning Authority are reasonable and relevant to the development hereby proposed.

- 4.3.20 It is considered reasonable to restrict permitted developments owing to the site's location within the Conservation Area and given the conclusions made with regards its relatively open nature and periphery location. As the site is within the Conservation Area, restricting Class B rights is not considered necessary, however, restricting Class A, AA, C, E and F permitted development rights is considered reasonable to preserve visual amenity, and neighbouring amenity for future occupants.

4.4 **Conclusion and Planning Balance**

- 4.4.1 The Conservation Officer has objected, concluding that less than substantial harm on the medium end of the spectrum would arise due to the loss of an open green field site, considered to be a key component of the wider conservation area. Given the existing open space is part of a private garden, its contributions to the public experience of the Conservation Area are considered to be modest, and therefore its development would not substantially harm the wider conservation area. Policy HE6 of the NPPF considered that heritage harms should substantially outweigh benefits from the development.
- 4.4.2 Weighing favourably in the balance of considerations is the delivery of four new homes on a windfall site, together with the prospective upgrading of the vehicular access to the Pirton Sports Pavillion, to the rear of the site, a public benefit. No other harms are identified.
- 4.4.3 For decision making, policy S3 of the NPPF (2026) advises that a presumption in favour of sustainable development should be applied where developments comply with Policies S4 and S5, with the development complying with S5 point (j. i.). It is not considered that the identified harms to the Conservation Area would substantially outweigh the benefits of housing delivery on this windfall site, and the improvement of the access to the Sports Pavillion, therefore complying with S4 points (1. and 2.).
- 4.4.2 The proposed development is considered acceptable and would comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional planning permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

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

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

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

2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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

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

4. Prior to the commencement of the development hereby permitted full details of a comprehensive hard and soft landscaping scheme (including planting details) and all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

All approved hard standing and boundary treatments shall be completed prior to the first occupation of the development.

The approved soft landscaping / planting details shall be carried out before the end of the first planting season following either the occupation of the (first) dwelling or the completion of the development, whichever is the sooner; 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 ensure the development is comprehensively landscaped in the interests of visual amenity. Local Plan Policies D1 and N2.

5. 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. 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

6. None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

7. Any tree felled, lopped, topped, uprooted, removed or otherwise destroyed or killed contrary to the provisions of the tree retention condition above shall be replaced during the same or next planting season with another tree of a size and species as agreed in writing with the Local Planning Authority, unless the Authority agrees in writing to dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

8. Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

9. No development approved by this permission shall take place until a Phase 2 investigation report, as recommended by the previously submitted Environmental Protection Strategies Ltd report dated 27th October 2025 (Ref: UK25.7600), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

10. Prior to any permitted 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 the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

11. In the event that contamination not identified in the ground investigations 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 BS10175:2026. 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 prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

12. Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved drawing number (318/2025/011 P3) The splay shall thereafter be retained at all times free from any obstruction between 600mm and 2 meters above the level of the adjacent highway carriageway.

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

13. No development shall commence until a Construction Management Plan (or Construction Method Statement) has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Plan / Statement shall include details of:

- Access arrangements to the site;

- Traffic management requirements
- Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);
- Siting and details of wheel washing facilities;
- Cleaning of site entrances, site tracks and the adjacent public highway;
- Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- Provision of sufficient on-site parking prior to commencement of construction activities;
- Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

14. Prior to the commencement of any demolition or construction of the development, in accordance with the technical note reference 175/2026/001/JAH dated 13 August 2026 and enclosed drainage strategy drawings prepared by GHBullard & Associates LLP, detailed designs of a surface water drainage scheme in accordance with the National Standards for SuDS 2025 and incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme shall be constructed and will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

1. Detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) along the length and proposed depth of the proposed infiltration feature/s

Or, if infiltration is unviable

Surface water runoff rates will be attenuated to 1 l/s and discharged to the ordinary watercourse.

2. Provision of interception for the first 5mm of rainfall for the majority of rainfall events.
3. Provision of multiple surface water attenuation storage features, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP and 1% AEP rainfall events (both including allowances for climate change).

4. Detailed designs, modelling calculations and drawings of the of the drainage storage and conveyance network in the:

a. 3.33% AEP critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.

b. 1% AEP critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.

c. Attenuation features will half drain their runoff volume rainfall events up to the 3.3% AEP critical rainfall event within 24 hours for infiltration and 48 hours for lined systems.

d. Urban Creep of 10% shall be added to impermeable areas of residential properties.

5. Detailed designs of the proposed daylighted watercourse including gradient, side slopes, finished ground levels and planting regime.

6. Finished ground floor levels of residential properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraphs F7, F8 and N2(1) (e) plus National SuDS Standards 1 to 7, by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

15. Prior to the commencement of any demolition or construction of the development, a construction phase surface water management plan for the site will be submitted to and approved in writing by the Local Planning Authority. This plan shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The temporary drainage scheme shall subsequently be implemented in accordance with the approved details prior to and during the construction phase and be appropriately decommissioned following the final drainage scheme being validated as operational. Survey and photographic evidence of remediation shall be supplied for any permanent SuDS used in the temporary scheme, prior to being made operational.

Reason: To ensure that the construction of the site is appropriately managed in accordance with National SuDS Standard 7, does not result in any flooding both on and off site in accordance with NPPF, and that the ordinary watercourse is adequately protected.

16. Prior to the commencement of the deculverting of the ordinary watercourse, an impact

assessment (which may include hydraulic modelling incorporating upstream catchments) shall be undertaken, submitted to, and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the deculverting will not result in an increase in flood risk elsewhere. The assessment should consider the proposed ground levels, the detailed design of the daylighted ordinary watercourse, and any proposed crossings.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF F8 and Local Plan Policies of North Hertfordshire District Council.

17. The development hereby approved shall not be occupied until details of the maintenance and management of the Sustainable Drainage Scheme (SuDS) in accordance with National SuDS Standard 7 have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the network in addition to those listed in SuDS Standard 7 to be submitted for approval shall include:

1. A timetable for its implementation.

1. Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a non-technical labelled drawing showing where they are located and how to access them.

2. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Plan Policies of North Hertfordshire District Council.

18. A No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording and preservation in situ of heritage assets if required
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records

of the site investigation

5. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Provision to be made for public engagement and interpretation

7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

B The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)

C The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

Reason: In the interest of preserving archaeological assets, to comply with policy HE1 and HE4 of the North Herts Local Plan 2011-2031.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, AA, C, E and F of Part 1 (and any further new class that may be introduced by way of an update) 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.

20. The dwellings hereby approved shall not be occupied until the improvements to the vehicular access to the Pirton Recreation Ground, as shown on plan 3942 06G is completed.

Reason: In the interest of public amenity, and to comply with the provisions of Policy D1, SP2 and SP5 of the North Herts Local Plan 2011-2031.

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:

1. AN1)Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.
Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
AN2)Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

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

AN4) Works within the highway (section 278): The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

AN5) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

2. Erection of flow control structures or any culverting (or deculverting) of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Hertfordshire Lead Local Flood Authority. It is advised to discuss proposals for any works at an early stage of proposals.

Both FEH13 and FEH22 are currently accepted to support drainage modelling calculations. For the avoidance of doubt the use of FSR and FEH1999 data has been superseded and therefore, use in rainfall simulations are not accepted.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 October 2026	