

BYGRAVE PARISH COUNCIL

Clerk & RFO

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Mr Shaun Greaves
Development and Conservation Manager
North Hertfordshire Council

By email on 19/10/2025 to planning.control@north-herts.gov.uk

Dear Mr Greaves

Re: 25/002219/FP

Location: Herts Native Trees, Ashwell Road, Bygrave, Baldock, Hertfordshire, SG7 5EB

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

Thank you for providing details of the above planning application which was considered by Bygrave Parish Council (BPC) at a meeting on 14 October 2025. BPC **resolved to support the application** and I set out below the key reasons behind this decision.

The site

Building one modest residential property on the already developed site would have minimal, if any, impact on people living in Bygrave.

Whilst the site is on Rural Beyond Greenbelt land, building a modest residential property on the already developed site would not frustrate the objectives for land categorised as such, as:

- The site bookends Upper Bygrave at the north end
- There would be no impact on the distinction between Upper Bygrave and Lower Bygrave
- There would be no impact on the distinction between Upper Bygrave and Ashwell

We consider this to be a unique situation and do not believe that approving this application would set a precedent for further development in Bygrave.

Proposed build – house and garage

The proposed build is non-intrusive being a modest, single storey, two-bedroom property which would be in keeping with both the plot size and other local properties.

The design and material proposed are in keeping with the location.

There would be limited visibility of the property from other houses in the village and to the extent that it were visible, it would be a vast improvement on the (soon to be built) neighbouring solar plant.

Proposed build – wind turbine

BPC gave careful consideration to the proposed wind turbine which we understand would be at a maximum height (to the tip of the blades) of 4.5 m.

We considered the visual impact in the context of the immediate surroundings of the property. The property will be adjacent to an industrial scale solar plant with associated infrastructure, including 3m high solar panels and CCTV cameras atop 4m high poles. With that in mind, we did not consider that the wind turbine would be out of keeping with its surroundings.

We also discussed the concerns raised by Ms Liz Anderson (Ecologist at NHC) with regard to the potential adverse impact on foraging bats. We were informed by the applicant, Mr Richard Young, that he would be agreeable to installing a “bat friendly” wind turbine, as proposed by Ms Anderson.

Intended resident

We considered the reasons for the applicant proposing to build on the site. Mr Young has resided the whole of his life in Bygrave and wishes to continue to do so, with his fiancé. He has a business located very close to the site which employs local people and provides valuable service to local people. Given the nature of his business, he needs (for security reasons) to live nearby and there are very few houses in Bygrave, most of which (even if they were to come to market) would be unaffordable for this young couple.

If planning permission were refused

We also considered the potential impact on Bygrave if planning permission were refused.

If the site were deemed inappropriate for a modest house, as proposed, we consider it unlikely that it would be considered suitable for any other residential purposes, nor for commercial purposes. If used commercially, the impact on the village would be much more negative than the proposed development, which we believe is overall beneficial.

There is also the very real risk that the land would lie unused, which would be an opportunity lost to provide housing for local people but also likely to result in the area becoming run down which would adversely impact the villagers.

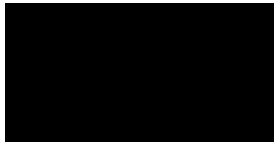
We also recognised that Mr Young might decide to relocate (both his residence and his business) resulting in a loss of employment for local people and a loss of a valuable service for the people of Bygrave and other nearby villages.

Support for the application

We hope that NHC approves this application which we fully support.

If you have any questions on the above, please let me know.

Yours sincerely

A solid black rectangular box used to redact the signature of Karen Clark.

Karen Clark
Clerk to Bygrave Parish Council