

Appendix C – Planning Policy Wording



Planning Policy Wording

1.1.1 This appendix sets out the relevant planning policies from the North Herts development plan, as referred to in the main body of the PDAS.

1.1.2 The North Herts development plan comprises the:

- North Hertfordshire Local Plan adopted in 2022 (North Herts Local Plan); and
- Wymondley Neighbourhood Development Plan 2011-2031 adopted in 2019 (WNDP).

1.1.3 It should be noted that the Site crosses two parishes (and neighbourhood plan areas), Wymondley and St Ippolyts. At the time of submission, St Ippolyts Parish Council did not have a made neighbourhood plan.

1.1.4 The policies from the North Hertfordshire Statutory Development Plan are presented in Table 1 below.

Table 1: List of Relevant Development Plan Policies

North Hertfordshire District Local Plan 2011-2031	
Policy SP1 – Sustainable Development in North Hertfordshire	<i>This Plan supports the principles of sustainable development within North Hertfordshire. We will:</i> <i>a) Maintain the role of key settlements within and adjoining the District as the main focus for housing, employment and new development making use of previously developed land where possible;</i> <i>b) Ensure the long-term vitality of the District's villages by supporting growth which provides opportunities for existing and new residents and sustains key facilities;</i> <i>c) Grant planning permission for proposals that, individually or cumulatively:</i> <i>i. deliver an appropriate mix of homes, jobs and facilities that contribute towards the targets and aspirations in this Plan;</i> <i>ii. create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices;</i> <i>iii. provide the necessary infrastructure required to support an increasing population;</i> <i>iv. protect key elements of North Hertfordshire's environment including biodiversity, important landscapes, heritage assets and green infrastructure (including the water environment); and</i> <i>v. secure any necessary mitigation measures that reduce the impact of development, including on climate change; and</i> <i>d) Support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of this Local Plan.</i>



Policy SP5 - Countryside and Green Belt	<i>We support the principles of the Green Belt and recognise the intrinsic value of the countryside. Green Belt and Rural Areas Beyond the Green Belt are shown on the Policies Map. We:</i> <i>a) Have conducted a comprehensive review of the Green Belt. Land has been removed from the Green Belt to:</i> <i>i. enable strategic development at the locations referred to in Policies SP8 and SP3;</i> <i>ii. enable local development around a number of the District's towns and villages; and</i> <i>iii. define boundaries for villages referred to in Policy SP2 which fall within the Green Belt but were previously 'washed over' by this designation;</i> <i>b) Have provided new Green Belt to cover, in general terms, the area bounded by the Metropolitan Green Belt to the east, the Luton Green Belt to the west and the A505 Offley bypass to the north;</i> <i>c) Will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated; and</i> <i>d) Will operate a general policy of restraint in Rural Areas beyond the Green Belt through the application of our detailed policies.</i>
Policy SP11 - Natural Resources and Sustainability	<i>This Plan seeks to meet the challenges of climate change and flooding. We will:</i> <i>a) Support proposals for renewable and low carbon energy development in appropriate locations;</i> <i>b) Take a risk based approach to development and flood risk, directing development to areas at lowest risk in accordance with the NPPF and ensuring the provision of Sustainable Drainage Systems (SuDS) and other appropriate measures;</i> <i>c) Support the principles of the Water Environment (Water Framework Directive) Regulations 2017 and seek to protect, enhance and manage the water environment;</i> <i>d) Give consideration to the potential or actual impact of land contamination and support proposals that involve the remediation of contaminated land; and</i> <i>e) Work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites.</i>
Policy SP12 - Green Infrastructure, Landscape and Biodiversity	<i>We will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced. We will:</i> <i>a) Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;</i> <i>b) Consider and respect landscape character, scenic beauty and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty;</i> <i>c) Protect, enhance and manage designated sites in accordance with the following hierarchy of designations and features:</i> <i>• Internationally designated sites</i> <i>• Nationally designated sites</i> <i>• Locally designated sites;</i> <i>• Non-designated sites that include important habitats and species</i> <i>d) Protect, enhance and manage biodiversity networks including wildlife corridors, ancient woodlands and hedgerows, wetland and riverine habitats, Local Geological Sites, protected species, priority species and habitats, and non-designated sites of ecological value and ensure measurable net gains for biodiversity; and</i>



	e) <i>Protect other open spaces and support provision of new and improved open space.</i>
Policy SP13 - Historic Environment	<i>The Council will balance the need for growth with the proper protection and enhancement of the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and the management of its setting. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through:</i> a) <i>Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance;</i> b) <i>Identifying sites on the national register of Heritage at Risk or on the Council's 'At Risk' register;</i> c) <i>Periodic reviews of Conservation Areas and other locally designated assets; and</i> d) <i>Publication of detailed guidance.</i>
Policy D1 – Sustainable Design	<i>Planning permission will be granted provided that development proposals:</i> a) <i>Respond positively to the site's local context;</i> b) <i>Take all reasonable opportunities, consistent with the nature and scale of the scheme, to:</i> i) <i>create or enhance public realm;</i> ii) <i>optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS);</i> iii) <i>reduce energy consumption and waste;</i> iv) <i>retain existing vegetation and propose appropriate new planting;</i> v) <i>maximise accessibility, legibility and physical and social connectivity both internally and with neighbouring areas;</i> vi) <i>future proof for changes in technology and lifestyle;</i> vii) <i>design-out opportunities for crime and anti-social behaviour; and</i> viii) <i>minimise the visual impact of street furniture and parking provision;</i> c) <i>Have regard to the Design SPD, and any other relevant guidance;</i> d) <i>Within Letchworth Garden City have regard to the Letchworth Garden City Design Principles contained in Appendix 5; and</i> e) <i>For residential schemes, meet or exceed the nationally described space standards and optional water efficiency standards.</i>
Policy D3 - Protecting Living Conditions	<i>Planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. Where the living conditions of proposed developments would be affected by an existing use or the living conditions of an existing development would be affected by a proposed use, the Council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the Council is not satisfied that mitigation proposals would address the identified harm, development proposals will not be permitted.</i>
Policy HE1 - Designated Heritage Assets	<i>Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that:</i> <i>Assesses the significance of heritage assets, including their setting;</i> i. <i>Assesses the significance of heritage assets, including their setting;</i> ii. <i>Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and</i> iii. <i>Informs any necessary measures to minimise or mitigate against any identified harms.</i> <i>Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):</i>



	a) <i>Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;</i> b) <i>Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and</i> c) <i>Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.</i> <i>Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.</i>
Policy HE3 - Non-designated Heritage Assets	<i>Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset will only be granted provided that a balanced judgement has been made that assesses the scale of harm to, or loss of significance of the non-designated asset and, where the proposal results in the loss of a non-designated heritage asset:</i> a) <i>The replacement building contributes to preserving the local character and distinctiveness of the area; and</i> b) <i>Where the asset is located in a conservation area a continuous contract for the demolition and redevelopment of the site has been secured, unless there are justifiable grounds for not developing the site.</i>
Policy HE4 - Archaeology	<i>Permission for development proposals affecting heritage assets with archaeological interest will be granted provided that:</i> a) <i>Developers submit an appropriate desk-based assessment and, where justified, an archaeological field evaluation.</i> b) <i>It is demonstrated how archaeological remains will be preserved and incorporated into the layout of that development, if in situ preservation of important archaeological remains is considered preferable; and</i> c) <i>Where the loss of the whole or a material part of important archaeological remains is justified, appropriate conditions are applied to ensure that the archaeological recording, reporting, publication and archiving of the results of such archaeological work is undertaken before it is damaged or lost.</i> <i>Where archaeological sites have been assessed to meet the criteria for inclusion on adopted registers or maps of locally important heritage assets these shall be treated in the same way as archaeology areas and areas of archaeological significance.</i> <i>Areas of as yet, unknown archaeology may be identified during research, or through the planning or plan making process. These sites or areas should be treated in the same way as archaeology areas and areas of archaeological significance.</i>
Policy NE2 - Landscape	<i>Planning permission will be granted for development proposals that:</i> a) <i>Respect the sensitivities of the relevant landscape character area and have regard to the guidelines identified for built development and landscape management;</i> b) <i>Do not cause unacceptable harm to the character and appearance of the surrounding area or the landscape character area in which the site is located, taking account of any suitable mitigation measures necessary to achieve this;</i> c) <i>Are designed and located to ensure the health and future retention of important landscape features; and</i> d) <i>Have considered the long-term management and maintenance of any existing and proposed landscaping.</i>
Policy NE4 - Biodiversity	<i>Planning permission will only be granted for development proposals that appropriately protect, enhance and manage biodiversity in accordance with the hierarchy and status of designations and features listed in Policy SP12.</i>



and Geological Sites	<i>All development should deliver measurable net gains for biodiversity and geodiversity, contribute to ecological networks and the water environment, and/or restore degraded or isolated habitats where possible.</i> <i>Applicants should, having regard to the status of any affected site(s) or feature(s):</i> <i>a) Submit an ecological survey that is commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of the site;</i> <i>b) Demonstrate that adverse effects can be avoided and / or satisfactorily minimised having regard to the hierarchy of protection below:</i> <i>i) locating on an alternative site with a less harmful impact;</i> <i>ii) providing adequate mitigation measures; or iii. as a last resort compensated for.</i> <i>The acceptability of approach(es) to avoidance, mitigation and compensation will be commensurate with the status of the asset(s) likely to be affected by the application; Compensation is unlikely to be an appropriate solution for proposals affecting nationally or internationally designated sites other than in the most exceptional circumstances.</i> <i>c) Include appropriate measures to manage construction impacts by demonstrating how existing wildlife habitats supporting protected or priority species will be retained, safeguarded and managed during construction;</i> <i>d) Integrate appropriate buffers of complimentary habitat for designated sites and other connective features, wildlife habitats, priority habitats and species into the ecological mitigation and design. The appropriateness of any buffers will be considered having regard to the status of the relevant habitat. 12 metres of complimentary habitat should be provided around wildlife sites (locally designated sites and above), trees and hedgerows. It may be necessary to exceed this distance for fragile habitats such as ancient woodland or to provide appropriate root protection for mature trees; and</i> <i>e) Provide a long-term management and monitoring plan including mitigation measures as necessary.</i> <i>Local Geological Sites are ratified by the Herts & Middlesex Wildlife Trust (HMWT) and are afforded the same protection as Local Wildlife Sites.</i>
Policy NE7 - Reducing Flood Risk	<i>Planning permission for development proposals will be granted provided that (as applicable):</i> <i>a) Development is located outside of medium and high-risk flood areas (flood zone 2 and 3) and other areas affected by other sources of flooding where possible;</i> <i>b) Where (a) is not possible, application of the sequential and exception tests is demonstrated where development is proposed in areas of flood risk using the Strategic Flood Risk Assessment (SFRA) and Environment Agency flood maps;</i> <i>c) A FRA has been prepared in accordance with national guidance that considers the lifetime of the development, climate change impacts and safe access and egress;</i> <i>d) It will be located, designed and laid out to ensure the risk of flooding is reduced whilst not increasing flood risk elsewhere;</i> <i>e) The impact of any residual flood risk will be minimised through flood resistant, resilient design and construction;</i> <i>f) Any flood protection and mitigation measures necessary will not cause harm to nature conservation, heritage assets, and/ or landscape and recreation and, where possible, will have a positive impact in these respects; and</i>



	<i>g) Overland flow routes and functional floodplain areas are protected from all development other than that which is “water compatible” and this must be designed and constructed to remain operational and safe for users during flood events, resulting in no net loss of flood plain storage and not impeding water flows or increasing flood risk elsewhere.</i>
Policy NE8 - Sustainable Drainage Systems	<i>Planning permission for development will be granted provided that:</i> <i>a) The most appropriate sustainable drainage solution is used taking into account technical, viability and design issues to reduce the risk of surface water flooding, enhance biodiversity, water quality and provide amenity benefits;</i> <i>b) It aims to mimic the natural drainage patterns and processes as far as possible; and</i> <i>c) Drainage solutions follow the SuDS hierarchy.</i>
Policy NE12 - Renewable and Low Carbon Energy Development	<i>Proposals for solar farms involving the best and most versatile agricultural land and proposals for wind turbines will be determined in accordance with national policy. Proposals for other renewable and low carbon energy development which would contribute towards reducing greenhouse gas emissions will be permitted subject to an assessment of the impacts upon:</i> <i>i. Landscape quality, landscape character and visual amenity, including consideration of cumulative impacts of development;</i> <i>ii. Environmental assets;</i> <i>iii. The historic environment, including the impact on the setting of historic assets ;</i> <i>iv. The transport network;</i> <i>v. Air quality;</i> <i>vi. Aviation interests; and</i> <i>vii. The amenity of residents.</i> <i>In assessing renewable and low carbon energy proposals against the above criteria the Council will give significant weight to their local and wider benefits, particularly the potential to reduce greenhouse gas and other harmful emissions, and the social benefits of community owned schemes where this is relevant.</i> <i>Proposals for decentralised energy schemes associated with development of the strategic sites allocated in the Plan will be encouraged subject to an assessment of the impacts.</i> <i>In all cases, end of life/redundant plant, buildings, apparatus, and infrastructure must be removed and the site restored to its former state or a condition agreed with the Council.</i>
Policy T1 – Assessment of Transport Matters	<i>Planning permission will be granted provided that:</i> <i>a) Development would not lead to highway safety problems or cause unacceptable impacts upon the highway network;</i> <i>b) Mechanisms to secure any necessary sustainable transport measures and / or improvements to the existing highway network are secured in accordance with Policy SP7;</i> <i>c) Suitable Transport Statements, Transport Assessments and / or Travel Plans along with supporting documents are provided where required; and</i> <i>d) For major developments, applicants demonstrate (as far as is practicable) how:</i> <i>i. the proposed scheme would be served by public transport;</i> <i>ii. safe, direct and convenient routes for pedestrians and cyclists will be provided; and</i> <i>iii. comprehensive integration into the existing pedestrian and cycle, public transport and road networks will be secured.</i>



Wymondley Neighbourhood Development Plan 2011-2031 (Adopted 2019)

Policy NHE1 - Landscape Character	<i>Where appropriate, planning applications should be accompanied by an assessment of the impact of the proposal on landscape character including historic landscape making reference to the relevant character assessment documents including the North Hertfordshire Landscape Study.</i>
Policy NHE2 - Biodiversity	<i>Proposals should, where appropriate be supported by a biodiversity action plan and measures to ensure net gains in biodiversity. The use of a Biodiversity Impact Assessment Calculator is encouraged.</i>
Policy NHE3 - Wildlife and Ecology	<i>Development proposals affecting designated sites and Priority Habitats or Species, must comply with the relevant European, national and local policy requirements.</i>
Policy NHE8 - Landscaping Schemes	<i>In considering landscaping schemes we will expect that appropriate native species are used whenever possible and that benefits to biodiversity are maximised.</i>
Policy NHE9 - Historic Character and Heritage Assets	<i>Development proposals should reflect and where possible, enhance, the historic character of the area. Proposals affecting designated and non-designated heritage assets and their settings including those with archaeological interest must comply fully with the requirements of National Planning Policy and the development plan.</i> <i>To protect our natural and historic environment, and retain the rural character and intimate scale of Wymondley Parish any new development should:</i> <i>• be appropriately sited and of an appropriate scale, form and style;</i> <i>• avoid visually intrusive locations such as upper ground where they would be visible from the skyline;</i> <i>• avoid lighting that would create additional urbanising influences on the character of the area.</i>
Policy GB1 - Green Belt	<i>Development proposals impacting on Wymondley Parish must comply with Government Green Belt policy; primary consideration will be given to effective use of brown-field sites, which are not of high environmental value. Development proposals should not impact negatively on Wymondley Parish - particularly in terms of visual impact on the openness of the Green Belt landscape and its important contribution to the character of our villages/hamlets.</i>
Policy FR1 - Flood Risk	<i>Development proposals which would result in an increase in flood risk will not be supported. Development within 12m of a watercourse should be supported by any required Flood Risk Assessment and adequate information to assess the potential impact of the proposal on flooding both on and off site.</i>