

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03050/FP	Erection of 4 dwellings including parking and landscaping.	The Ruddyry Ashwell Street Ashwell Hertfordshire SG7 5QF

Submitted Plan Nos

Location Plan Block Plan 303-A1-09-P 303-A1-04-P 303-A1- 05-P 303-A1-03-P 303-A1-06P Plot 1 303-A107 P Plot 2 303-A1-08- P Plots 3 and 4 14496494_SK01 Rev A

1.0 Policies

1.0 Policies

North Hertfordshire Local Plan 2011 - 2031 (Adopted)

Policy SP1 Sustainable Development in North Hertfordshire

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP7 Infrastructure requirements and developer contributions

Policy SP8 Housing

Policy SP9 Design and Sustainability

Policy T1 Assessment of Transport Matters

Policy T2 Parking

Policy D1 Sustainable Design

Policy D3 Protecting living conditions

Policy NE4 Biodiversity and geological sites

Policy HE1 Designated heritage assets

National Planning Policy Framework (generally and specifically).

Section 2 – Achieving sustainable development

Section 5 – Delivering a sufficient supply of homes

Section 8 - Promoting healthy communities

Section 9 - Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Requiring good design

SPDs and Other:

Vehicle Parking at New Developments SPD - November 2011

Design SPD - July 2011

Ashwell Neighbourhood Plan

Sustainability SPD 2024

2.0 Site History

2.1 **21/02227/PRE** Erection of four dwellings with access, parking and landscaping.

2.2 **22/01425/PRE** Erection of one detached four bedroom dwelling with associated garage/carport

2.3. **22/00027/FP** Erection of wooden structure with a veranda for use as a clubhouse and storage for the tennis club and erection of additional fencing CP

2.4 **24/00603/PRE** Erection of 6 dwellings

2.5 **24/02778/PRE** Erection of 4 dwellings

3.0 **Representations**

3.1 **Ashwell Parish Council – Comment**

Cllrs noted that whilst the proposed development falls within the settlement boundary the development location on the edge of the settlement boundary should consist of a lower density of dwellings. However, they felt that the proposed dwellings were of a good quality design and commended the proposal for air-source heat pumps and solar panels that would have a positive climate impact.

However it was also acknowledged that the Ashwell Neighbourhood Plan policy ASH2 reflects the need for smaller dwellings in the community rather than the 4 bedroom size of two of the proposed dwellings.

Cllrs were in agreement that APC would support a planning application that comprised a smaller size housing mix with a low density impact.

3.2 **NHC Ecology – conditions recommended**

3.3 **NHC Environmental Health – No objection subject to conditions.**

3.4 **HCC Highways – Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.**

3.5 **Waste and Recycling – None received.**

3.6 **North Herts Tree Officer – There are no arboricultural objections to the submitted documents.**

3.7 **Herts Historic Environment Team – Conditions**

The Historic Environment Record (HER) notes that a site to the south east has been the subject of a previous planning proposal (20/03070/FP). The results of archaeological investigations on the advice of this office, including geophysical survey and trial trench evaluation did not suggest that heritage assets of national significance are present at that site. The Archaeological Evaluation report (Headland Archaeology) notes that: "Heritage Assets were identified comprising the remains of a possible late Iron Age/Roman road with roadside ditches and other linear features, and a possibly earlier trackway. These are considered to have medium significance of local and regional interest. Other remains included medieval and post-medieval pitting, which is considered to have low-medium significance of local interest. Further features were furrows located in which are considered to have low significance of local interest." (Summary Page 5.) The HER also notes that Ashwell Street is the route of a medieval routeway which is probably much older (HER4692). The field to the east of the site contains cropmarks which are probably archaeological remains. These are thought to be prehistoric ring ditches which may be the remains of burial mounds (HER6113, 7687). With the above in mind, I believe that the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets with archaeological interest,

3.6 Site Notice and Neighbour Notification –

1 Ashwell Street – objection

The reasoning for objecting to plots 3 and 4 is summarised by way of the following:

- *The plot is narrow, being constrained by the existing well-established access track from Ashwell Street to no. 3, resulting in a contrived form of development, shoehorning in two properties.*
- *This results in two dwellings on the residential plot being cramped and not in conformity with the context and grain of this part of Ashwell Street.*
- *Separation between the two properties is nominal and again not sympathetic with the spaciousness and openness of our property (no. 1), the neighbouring property to the west of plots 3 and 4, nor no. 105 Small Gains Lane to the south western boundary.*
- *As a matter of design, we believe that it is disappointing that the two properties are a mirror of each other and do not reflect the individuality of the houses at this end of the street.*
- *Whilst we applaud the siting and the staggered relationship of the properties in this section of Ashwell Street, as graphically demonstrated within the DAS, which has responded to NHC's desire to see development tapering back Eastwards to reduce the impact on the rural setting, maintaining uncluttered views of the open countryside beyond, we strongly believe that this site is only appropriate for a single dwelling.*
- *Separation to our boundary is minimal and clearly a result of over ambitious overdevelopment of a site of limited width. The current proposal positions one property immediately adjacent to our boundary disrupting the established pattern of development and eroding the open gaps between buildings. We would suggest that a minimum 2m separation from our boundary, with the new dwelling in the same location as currently proposed, respecting the tapering splay, would be more appropriate. Separation to the opposite boundary is already more than adequately achieved by virtue of the existing access track.*
- *We note that there will be a loss of trees, which is regretful especially given the mature and established vegetation on this plot. We would ask that this be kept to a minimum and note that a detailed landscaping scheme has been provided which we would ask to be conditioned as an obligation.*

In summary, whilst we believe and understand that residential development on this site is potentially policy compliant, we submit that it is patently clear that the current proposal for plots 3 & 4 represents overdevelopment and should be restricted to a single detached dwelling. This would also overcome our criticism of the uniform design.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site is two rectangular shaped areas of grassland to the south of Ashwell Street, Ashwell, opposite the caravan park and flanking a parcel of land which has had a recent new house approved in 2023. The site is within the settlement boundary of Ashwell within the Adopted Local Plan and is no longer designated as Rural Area beyond the Green Belt, which is referred to as white land for planning purposes

4.2 Proposal

- 4.2.1 This application proposes the erection of 4 dwellinghouses including parking and landscaping.

4.3 Key Issues

- 4.3.1 The key issues for consideration are as follows:
- The principle of the proposed development in this location.
 - The design of the proposed development and its resultant impact on the character and appearance of the area;
 - The effect upon living conditions of occupiers of neighbouring properties;
 - Whether the proposal would provide an acceptable standard of accommodation for future occupiers of the dwellings;
 - The acceptability of the proposed development with regards to parking, sustainable transport, and impacts on the public highway
 - The quality of landscaping proposed and the impact the proposed development would have on trees.
 - The impact that the proposed development would have on ecology and protected species.

Principle

- 4.3.2 Ashwell is defined in Policy SP2 as a Category A village where general development will be permitted within the recently defined settlement boundary. The proposed development is within the defined settlement boundary for Ashwell. The Category A villages, normally containing primary schools, also have defined boundaries within which development will be allowed and sites have been allocated to meet the District's overall housing requirement. These villages are excluded from the policy designation (either Green Belt or Rural Area Beyond the Green Belt – see Policy SP5) which affects the surrounding countryside. The proposed dwellinghouses would be considered as windfall as the site is not allocated as per SP8. Development of the site for housing would therefore be supported in principle under Policy SP2.

Five year land supply

- 4.3.3 Though the Local Plan is still within its date range of 2011 – 2031, the Council does not have a 5-year supply of deliverable housing land (5YHL). In The Five-Year Housing Land Supply Update dated November 2025 (pages 17-19) it concludes with two options. Both concluding we cannot demonstrate a 5YHL. Table 10 shows that we can demonstrate a five-year land position of 2.6 years against our adopted housing requirement. This figure falls below the five-year requirement. And Table 11 shows that we can demonstrate a five-year land position of 3.3 years using the Governments New Standard Methodology. This figure also falls below the five-year requirement. The tilted balance set out at paragraph 11 (d) of the NPPF would be engaged. Therefore, a there is a presumption in favour in terms of harm and benefits should be applied, whereby planning permission should be granted unless the application of policies in the NPPF that protect areas of assets of particular importance provides a strong reason for refusing the proposal; or the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF take as a whole.

- 4.3.4 The principal benefit is that the development would approve 4 new dwellings on land that can be relatively easily developed, resulting in an improvement to the District's housing land supply position.
- 4.3.5 Overall, it is considered that the principle of development is acceptable within the settlement boundary of Ashwell, where general development will be allowed. Therefore, there is no conflict with Policy SP2 of the Local Plan.

Ashwell Neighbourhood Plan (April 2022)

- 4.3.6 [Ashwell Neighbourhood Plan is part of the statutory development plan and will be used when determining planning applications. The Ashwell Neighbourhood Plan was made on April 2022](#)
- 4.3.7 Policy ASH2 (B) is clear that development proposals for housing development should contribute to meeting housing needs in the neighbourhood and a Dwellings Mix Strategy. The policy requires that the Strategy should show how the proposal meets the needs of older residents and younger people entering into the housing market. Any development should meet the aspirations of the neighbourhood plan that development schemes should include a significant proportion of one, two or three bed dwellings.
- 4.3.8 The proposed housing mix which includes two 3-bed dwellings, two 4-bed dwellings provides a good mix of medium sized houses that could meet local need for smaller housing.
- 4.3.9 In regards to comments from Ashwell Parish Council on density, the proposed plots are large and 4 additional dwellinghouses provides a low density scheme on this edge of village site. The applicant had taken on board the reduction in number of dwelling house from that proposed under the previous PRE-APP schemes.

Sustainability

- 4.3.10 The overarching purpose of the planning system is to contribute to achieving sustainable development, as stated in Section 2 of the NPPF. This is considered against the three objectives of sustainable development, the economic, social, and environmental objectives.
- 4.3.11 Firstly, in terms of the economic objective, the proposed development would see the delivery of jobs during the build/construction phase and additional spending locally from future occupiers, which is a modest benefit.
- 4.3.12 Secondly, in terms of the social objective, this would add additional dwellings to the districts housing figures, whilst the scheme is modest in size, significant weight is attached as a planning benefit, given that the Council does not have a 5-year supply of housing.
- 4.3.13 In terms of the environmental objective, it is acknowledged that future occupiers of this proposal would be reliant on private vehicles for most of their needs. This issue is covered in more detail in the section below on highway matters. The site is within a category 'A' village which has primary school and some local facilities. Paragraph 83 of

the NPPF states that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities.

- 4.3.14 The proposal will incorporate sustainable building features, such as an EV charging points, whilst these are now required by building regulations, air source heat pumps are also show on the elevation plans. Overall, these environmental benefits are deemed appropriate relative to the scale of development proposed.
- 4.3.15 As such, it is considered that the proposal accords with the three strands of sustainability and attributed due weight in the planning balance.

Layout, Design

- 4.3.16 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to the sites local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. This is echoed in Section 12 of the NPPF.
- 4.3.17 The site is on the edge of the village boundary but is not isolated as adjacent to residential development to the north. Officers consider the site could accommodate new residential development subject to acceptable siting, design, landscaping etc following pre application advice.
- 4.3.18 The proposed layout indicates a well defined vegetation along the front boundaries which will help screen the proposed dwellinghouses from view from The highway. The existing vegetation along the front boundary would soften and enhance the appearance of the development..
- 4.3.19 The dwellings have been designed with traditional architectural forms but using materials which reflects the local vernacular. The dwellings would have generous spacing between them, parking, and large gardens. They would be orientated to avoid excessive solar gain. Each dwelling would benefit from an air source heat pump and electric vehicle charging point and will comply with or exceed the Building Regulations part L requirements. All the proposed dwellings would comply with the requirements of accessibility contained in the Building Regulations Part M4(2)
- 4.3.20 The application is for 4 new dwellings. I consider the density and number of dwellings would be acceptable as the large amenity areas, retained landscaping a retaining mature boundary treatment would be contextually appropriate and reducing the risk of harm to the trees.
- 4.3.21 Overall, it is considered that the design and layout of the proposed scheme is acceptable. As such, the proposal would accord with Policies SP9 and D1 of the Local Plan and Section 12 of the NPPF in terms of the design and layout of the scheme.

The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.22 Policy D1 of the Local Plan also requires that development proposals meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that

planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. These considerations are echoed within Section 12 of the NPPF.

Impact to future occupiers

- 4.3.23 The houses are acceptable in size, all exceeding the minimum space requirements of these standards. This, along with private rear gardens, on plot parking and bin and bike storage means that these houses can be considered to represent a good standard of amenity for future occupiers, and Policy D1 is considered to be met in this regard. The new homes will provide a fairly traditional relationship with each other and will not give rise to unacceptable overlooking of each other's homes.

Impact on Neighbouring residential properties

- 4.3.24 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. Policy D1 seeks to ensure that residential development will meet or exceed the nationally described space standards.
- 4.3.25 Given the distances between the scheme and nearby dwelling houses, the proposed boundary treatment, flat topography, and the scale and layout, it is considered that this proposal would not give rise to any materially adverse harm upon the reasonable living conditions and well-being of occupiers of neighbouring dwellings.
- 4.3.26 The proposed residential use of this site would not result in any materially adverse impacts upon the reasonable living conditions and well-being of occupiers of neighbouring properties and the living conditions of future occupiers would be acceptable. This is in accordance with Section 12 of the NPPF and Policy D3 of the Local Plan.

Highways and Parking

- 4.3.27 The proposed development involves the construction of 4 dwelling with parking for 8 vehicles. It is also proposed that pedestrian/vehicular access to the proposed development will be taken from the existing access off Ashwell Street. Ashwell Street is a Byway Open to All Traffic (BOAT) and not maintained by the highways.
- 4.3.28 The Highway Authority has reviewed the proposals and acknowledges that the development which is located within a residential area is not expected to have any detrimental impact on the operation and safety of the nearby public highway.
- 4.3.29 The Local Planning Authority (LPA) is requested to secure condition for a construction traffic management plan to minimise hazards and disruption to road users in and around the application site.
- 4.3.30 The proposed dwelling is in close proximity of the nearby village and within reasonable access of a bus stops. There is a continuous footpath along Station Road to the village facilities. Ashwell Street is a privately maintained road and therefore beyond the authority of the Highway Authority who are responsible for all roads/footways/verges.

Given that the access matches that which was recently granted on the adjoining site, the existing junction visibility appears adequate, and the road is not heavily trafficked, there is no objection to the proposal on highway grounds.

- 4.3.31 Local Plan Policy T1 requires that the development should not result in highway safety problems or to cause unacceptable impacts on the highway network, whilst Policy T2 requires that new development meet the car parking requirements. Regarding parking, the parking standards require for each new house of two or more bedrooms to have two parking spaces and between 0.25 – 0.75 visitor parking with the higher number where there are no garages and the lower number where garages are provided. Each house would have space to park at least two cars on plot, as well as the proposed garage spaces so this proposal meets the parking requirements of the Local Plan.

Waste and Recycling

- 4.3.32 The proposal would incorporate two bin collection points near the two entrances. Residents would be expected to present their bins to on the morning of the collection day. The Waste and Recycling Team were consulted on this application but did not respond but in any case, this proposed arrangement is considered to be acceptable. I have conditioned the proposed screening detailed to be provided.

Biodiversity and landscaping

- 4.3.33 The November 2025 Statutory Biodiversity Metric records a baseline value 3.17 Habitat Units and 1.16 Hedgerow Units. The post-development habitats of the site are valued at 2.39 Habitat Units and 1.81 Hedgerow Units, resulting in a net loss of 25% in habitat units. The biodiversity gain hierarchy needs to be considered when determining whether biodiversity units can be secured off site and, given the scale of resultant garden land, it's acceptable for the applicant to source the unit shortfall by purchasing off site units.
- 4.3.34 It is disappointing to see the loss of trees from the site and I am slightly concerned over the proximity of plot 2 to existing trees / hedgerow. The planning statement considers this in 7.7.3 referring to the removal of C category trees but in fact there 3 C category and 4 B category trees to be lost with a further 17 B cat impacted as a result of the proposal. North Herts Local Plan policy NE4 requires 12 metres of complimentary habitat be provided around trees and hedgerows and this site fails to achieve that. Whilst there is a degree of flexibility on assessing the application of the policy the position of the dwellings in relation to trees does seem tight.
- 4.3.35 The December 2025 Ecological Impact Assessment (EclA) did not find any evidence of protected species using the site but does make recommendation for ecological enhancements. The North Herts Local Plan advises development should consider the inclusion of integrated features in the built fabric of dwellings such as bat, bird and bee bricks which are referred to in the EclA. Taking this into account the following condition is advised.
- 4.3.36 The NHs Tree officer has reviewed the submitted Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) appears to afford retained trees and hedgerows

the adequate protection required during the demolition and/or construction of the above development.

- 4.3.37 The development will see the loss of 4 small to medium sized Category B trees, but the new landscaping plan includes the planting of numerous new trees of mainly native species, that will help mitigate their loss and in time increase overall tree cover and improve biodiversity.

Other matters

- 4.3.38 Given the location of the dwellings on the edge of the settlement boundary a condition is recommended removing permitted development rights to prevent extensions to the dwellings, that may harm neighbouring residential amenity and to prevent large garden outbuildings from being constructed without the consideration of the LPA.

4.4 Conclusion

- 4.4.1 The Council cannot demonstrate a five-year supply of deliverable housing sites – currently estimated at 3.3 years' worth of supply – and therefore there is a potential presumption in favour of development as set out in Paragraph 11 of the NPPF. The four new homes will make a minor contribution to the delivery of housing numbers in the District, which is a planning benefit, and the proposed scheme will have no harm on the setting of the neighbouring properties, or adverse harm on the amenity of the neighbouring occupiers. The benefits of the application are therefore considered to be in accordance with the aims of Section 12 of the NPPF and Local Plan policies T1, T2, D1, D3, and NE4. The application is recommended for conditional permission.

4.5 Alternative Options

- 4.5.1 N/A

4.6 Pre-Commencement Conditions

- 4.6.1 AGREED

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, has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

4. 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
 2. The programme and methodology of site investigation and recording as required by the evaluation
 3. The programme for post investigation assessment
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Provision to be made for public outreach and interpretation
 8. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

5. 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 (5)

6. 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 (5) and the provision made for analysis and publication where appropriate.

Reason: To protect any archaeological finds. Local Plan policy HE4.

7. 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.

8. Before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.

Reason: In order to comply with Condition AA.2 (3b) of Schedule 2, Part 1, Class AA of the Town and Country Planning (Permitted Development) (England) Order 2015

9. In the event that contamination 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 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes B and C 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.

11. Prior to the commencement of above ground construction works 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.

12. None of the trees or hedgerows 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.

13. 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

14. Prior to the commencement of development, a survey shall be undertaken to identify the root protection zones of all trees to be retained where construction or excavation works are proposed. Where roots with a diameter of 25mm or greater are identified, any excavation within the root protection zones shall be carried out by hand. A construction method statement detailing safe construction practices within the identified root protection zones, and demonstrating compliance with BS5837:2012 - "Trees in relation to design, demolition and construction - Recommendations" and BS3998:2010 "Recommendations for tree work", shall be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall

thereafter be carried out fully in accordance with the approved details.

Reason: To prevent damage to or destruction of the 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 2011-2031.

15. Prior to the first occupation of the development hereby approved, a scheme for the screening of the bin stores and the details of external cycle parking shall be submitted to and approved in writing by the LPA. The approved scheme shall be installed prior to occupation and the development and thereafter retained.

Reason - to ensure acceptable design and provision of cycle parking in accordance with Policies D1 and T2 of the adopted North Hertfordshire Local Plan 2011 - 2031.

16. Prior to any above ground works being commenced, full details of all external lighting for the development shall be submitted to and approved in writing by the Local Planning Authority. This should include non-intrusive light fittings and locations designed to minimise light spill into adjoining residential properties. Thereafter, the development shall be completed in complete accordance with the approved details.

Reason: In the interests of residential amenity and to minimise light nuisance

17. No gates shall be provided across the access to the site.

Reason: In the interests of local visual amenity and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

18. Prior to the first occupation of the dwellings hereby approved, details of the Air Source Heat Pump shall be submitted to the LPA and approved in writing and installed on site.

Reason: To ensure that there are no adverse impacts on the design of the dwelling hereby approved or adverse harm on the amenities of the neighbouring occupiers. Local Plan Policies D1 and D3.

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 early engagement with the applicant at the pre-application stage 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. 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 (nonextended) 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-lowemission-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.

2. AN) The Public Right of Way(s) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. Safe passage past the site should be maintained at all times for the public using this route. The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) should be made good by the applicant to the satisfaction of the Highway Authority. No materials shall be stored or left on the Highway including Highway verges. If the above conditions cannot reasonably be achieved, then a Temporary Traffic Regulation Order (TTRO) would be required to close the affected route and divert users for any periods necessary to allow works to proceed, for which a fee would be payable to Hertfordshire County Council. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-of-way.aspx> or by contacting Rights of Way, Hertfordshire County Council on 0300 123 4047.

AN) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

AN) Roads to remain private: The applicant is advised that all new roads* / the access routes marked on the submitted plans * / the access routes [describe*] [*delete as appropriate] associated with this development will remain unadopted (and shall not be maintained at public expense by the highway authority). At the entrance of the new estate the road name plate should indicate that it is a private road and the developer should put in place permanent arrangements for long-term maintenance.

AN) New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 2 February 2026	