

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00320/FP	Erection of detached dwelling and detached double garage.	Land Between Lodge Cottage And Spring Cottage Ashwell Road Newnham Hertfordshire SG7 5JX

Submitted Plan Nos

AB 07A AF 10 AF 11 AF 12 AF 13 AF 14 AF 15

1.0 **Policies**

1.1 **North Hertfordshire District Local Plan 2011 – 2031**

Policy SP1: Sustainable Development in North Hertfordshire
Policy SP2: Settlement Hierarchy and Spatial Distribution
Policy SP6: Sustainable Transport
Policy SP8: Housing
Policy SP9: Design and Sustainability
Policy SP11: Natural Resources and Sustainability
Policy SP12: Green Infrastructure, Landscape and Biodiversity
Policy SP13: Historic Environment
Policy T1: Assessment of Transport Matters
Policy T2: Parking
Policy CGB1: Rural Areas beyond the Green Belt
Policy D1: Sustainable Design
Policy D3: Protecting Living Conditions
Policy D4: Air Quality
Policy NE4: Biodiversity and Geological Sites
Policy HE1: Designated Heritage Assets
Policy HE3: Non-designated heritage assets
Policy HE4: Archaeology

1.2 **National Planning Policy Framework (July 2021)**

Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 8: Promoting healthy and safe communities
Section 9: Promoting sustainable development
Section 11: Making effective use of land
Section 12: Achieving well-designed places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

2.0 **Planning history**

2.1 **25/01175/FP** Erection of self-build single dwelling and detached double garage. Solar panels installed in roof of dwelling and garage. **CONDITIONAL PERMISSION**

2.2 **24/01498/FP** Erection of one detached 2-bed dwelling and detached double garage (Amended plans received 21 February 2025) **CONDITIONAL PERMISSION**

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation –**

3.2 **Statutory Consultation**

Newnham and Caldecote Parish Council *No comments received – PREVIOUS COMMENTS TO PREVIOUS APPLICATION - have no objections to this planning application.*

Conservation – NO consultation require given previous comments on previous applications and approvals - CONDITIONS. *I remain of the view that a dwelling here would occasion less than substantial harm to the character and appearance of the Newnham Conservation Area (NCA). The proposal is considered contrary to the provisions of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031. However, considering the aforementioned decision.*

Herts Highways – *No comments received – PREVIOUS COMMENTS TO PREVIOUS APPLICATIONS STATE CONDITIONS AND INFORMATIVES Should the LPA be minded to approve the application please note the recommended conditions and informatives. This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission.*

Herts Historical Environment – *PREVIOUS COMMENTS TO PREVIOUS APPLICATION - CONDITIONS The proposed development is located in an Area of Archaeological Significance identified in the Local Plan. This denotes the medieval core of Newnham, a small village with a moated medieval manorial site (Manor Farm), the adjacent medieval parish church, and buildings lining the Caldecote Road and Ashwell Road. The manorial estate is recorded in Domesday as 'Neuham'. I believe that the proposed development is such that it should be regarded as likely to have an impact on heritage assets of archaeological interest.*

Environmental Health – Conditions *I have no objections to the proposals but make the following comments (as per previous application responses).*

NHs Ecology – CONDITION *Thank you for consulting me, having read through the submitted documents I would have no ecological objection to the proposal.*

The Small Sites Metric has been used to calculate the biodiversity baseline and it appears the site is able to meet the mandatory requirement for a 10% net gain of Biodiversity Units. In addition to mandatory BNG the North Herts Local Plan also advises development should consider the inclusion of integrated features in the built fabric of dwellings such as bat, bird and bee bricks. The inclusion of these in the proposed elevation plans is noted but reference should be made to RSPB and Bat Conservation Trust guidance on the location of these. Taking this into account the following condition is advised;

Herts Waste and Minerals - – PREVIOUS COMMENTS TO PREVIOUS APPLICATION *After reviewing the details submitted with the application, the Waste Planning Authority does not consider that the proposal will prevent or prejudice the waste management site and therefore has no safeguarding concerns.*

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a parcel of land located to the side of Lodge Cottage and to the west of the recently built Spring Cottage off Ashwell Road, Newnham. There is an existing access from Ashwell Road leading between the aforementioned properties which services this site and the adjacent agricultural field. The site is flat and hosts an electricity column.

4.1.2 The site is within the Newnham Conservation Area and the Rural Area beyond the Green Belt (RAGB) as allocated in the Local Plan. Newnham is designated as a 'Category B' settlement in the Local Plan.

4.1.3 Lodge Cottage is unlisted but is a Building of Local Interest (front page and entry no.2 in the NEWNHAM REGISTER OF BUILDINGS OF LOCAL INTEREST 24 APRIL 2008 (Part 3 of 3)). The building is described as follows and is also in the Newnham Conservation Area:
Eighteenth century, two storey cottage with colour wash, rendered walls and red pantile roof. Distinctively different to the three thatched properties to the west yet aesthetically pleasing, well-proportioned property with central door with cut bracketed hood.

Reason for inclusion: Building of local architectural interest that pre-dates the 1877 1st Edition Ordnance Survey and contributes positively to the streetscene.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of one detached 4-bed dwelling with detached garage and the creation of vehicular access to the rear of the proposed plot to serve Lodge Cottage. The dwelling would be part two storey, part being single storey. The dwelling would be centrally located on the plot with generous spacing to the front and rear for a driveway and private amenity space.

4.2.2 This application therefore reverts to the scheme granted planning permission 31/03/2025 with the following observations and changes:

- ☐ The floor area both ground and first is unchanged.
- ☐ Three double and 1 single bedroom replace two large doubles.
- ☐ The street elevation (East) remains unchanged.
- ☐ The North elevation mass and bulk and overall design remains unchanged other than minor rearrangement of fenestration to accommodate the new layout and the introduction of a side door.

- ☐ The Southern elevation remains unchanged other than the omission of a small ground floor window.
- ☐ The West elevation remains unchanged other than revisions to part of the fenestration.
- ☐ Materials remain unaltered.
- ☐ The garage block remains unaltered in design, layout and siting.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are the
- ☐ The Principle of Development
 - ☐ The Impact on Designated Heritage Assets
 - ☐ Sustainability
 - ☐ The Design and its Impact on the Character of the Area
 - ☐ The Impact on Neighbouring Dwellings/Future Occupiers
 - ☐ Landscaping and Ecology
 - ☐ Highways, Access, and Parking
 - ☐ Other Matters

Principle of Development

- 4.3.2 It is my view, due to the approval of previous planning applications for a dwellinghouse on the site, there would be no objection in principle to the proposed reposition of the new dwelling.
- 4.3.3 The site is allocated as within the Rural Area beyond the Green Belt where there is a general presumption against development. This said, Newnham has been designated as a 'Category B' village in the Local Plan and this allows for limited infilling development, in accordance with Policies SP2 and CGB1.
- 4.3.4 Policy SP2 states that infilling development which does not extend the built core of the village will be allowed in the Category B villages.
- 4.3.5 Policy CGB1 states that in Rural Areas beyond the Green Belt, planning permission will be granted provided that the development is infilling development which does not extend the built core of a Category B village.
- 4.3.6 Newnham does not benefit from a defined settlement boundary and therefore, an objective assessment is required to consider whether the site is infill development that would not extend the built core of the village. In this respect, it is acknowledged that the site is immediately east of Lodge Cottage, west of the newly constructed Spring Cottage. As there is development on 2 sides, and it would be in close proximity to neighbouring dwellings I would conclude that the proposed dwelling could be classed as infill.
- 4.3.7 In terms of the built core of Newnham, the properties on Ashwell Road are fairly linear but there is a clear distinction between the properties and their gardens and the outer agricultural fields/wider countryside, which is visualised well by the Conservation Area map for the village in my opinion. In my view, this site could be classed as within the built core of Newnham and therefore the erection of a dwelling on it would not extend its built core. The proposed siting of

the proposed dwellinghouse would be fitting to the prevailing linear character of built form on Ashwell Road.

- 4.3.8 National and local planning policies seek to increase housing densities where appropriate, as far as this is consistent with the principles of good design and place making.
- 4.3.9 In conclusion on this matter, it is considered that there is no objection to the principle of development in this instance, in accordance with Policies SP2 and CGB1 of the Local Plan.

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 which is a modest benefit.
- 4.3.12 Secondly, in terms of the social objective, this would add an additional dwelling to the districts housing figures which could be delivered in a relatively short space of time, which is a modest benefit.
- 4.3.13 Lastly, in terms of the environmental objective, it is acknowledged that future occupiers of this proposal would be reliant on private vehicles for the majority of their needs. There is a single bus stop in Newnham which could be utilised to use services in nearby Ashwell and Baldock. That said, the LPA have designated this settlement as a Category B village, which allows for limited infill development. Moreover, the proposal does incorporate sustainable building features, such as an EV charging point. The site benefits from a fair amount of boundary trees/hedging and protection of these and details of retained/new landscaping are to be secured via an agreed landscaping pre-commencement/landscape protection condition. Moreover, it is considered appropriate to request that the scheme will incorporate bat and bird boxes. Overall, these environmental benefits are deemed appropriate relative to the scale of development proposed.
- 4.3.14 As such, it is considered that the proposal accords with the three pillars of sustainability, which should be given some weight in the planning balance.

Impact on Designated Heritage Assets

- 4.3.15 Lodge Cottage is a non-designated heritage asset located within a designated heritage asset for the purpose of applying the aims of the NPPF.
- 4.3.16 The site is within the Newnham Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers, in conservation areas *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*. In addition, Section 66(1) requires that when considering whether to grant planning permission for development which affects a listed

building or its setting, special regard shall be had to the desirability of preserving the building or its setting.

- 4.3.17 The Council's Conservation Officer was consulted on the previous applications and gave comprehensive comments and suggested amendments therefore given the similarity of the first approved scheme I didn't feel the need to reconsult proposed development.
- 4.3.18 In line with the above and subject to the conditions that were proposed on the original application, it is my view that the proposed development would not result in material harm to the character and appearance of the Newnham Conservation Area or the setting of nearby listed buildings, as designated heritage assets. Furthermore, it is considered that the proposed dwelling would not result in material harm to the significance of Lodge Cottage BLI, as a non-designated heritage asset.

The Design and its Impact on the Character of the Area

- 4.3.19 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.
- 4.3.20 The dwelling has been designed as a part two single storey dwelling with a detached single storey garage. Following extensive discussions in regards to the design to overcome the Conservation Officers in the previous applications. The proposed dwelling has followed these recommendations and would be finished in render for the external walls, red plain clay tiles to the roof, and cottage style timber painted windows/doors. Details of the roof tiles, windows and garage doors would be controlled via condition from the Conservation Officer.
- 4.3.21 In design terms, the proposed dwelling is considered acceptable in my view, because it has been designed with traditional features and materials that reflect the rural setting of Newham. The dwelling would not appear out of place in the locality and the harm has been reduced from the initial comments received by the Conservation Officer, subject to conditions covering specific matters. Whilst the building would be visible from Ashwell Road over the hedgerow and reduce the gap between Lodge Cottage and Spring Cottage, this is not considered to be detrimental to the character of the area.
- 4.3.22 The proposed development is therefore considered to respond positively to local context, in accordance with Policies SP9 and D1 of the Local Plan. However, to protect the locality it is considered appropriate to remove permitted development rights so that extensions are not built without a planning consideration.

The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.23 Policy D1 of the Local Plan states that, amongst other things, development proposals should 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.

- 4.3.24 It is accepted that the proposed development will have some impact upon the outlook and amenities of neighbouring dwellings, due to its scale and nature as built form on a site where there is currently no existing. However, the reduced rear element in this proposal would reduce the mass and bulk and have a reduced impact on the neighbouring properties.
- 4.3.25 Therefore, given the dwelling has been positioned so that it is set back from Ashwell Road in line with the front of Lodge Cottage, the proposal would not result in an overbearing impact upon this immediate neighbours. In my view, given the orientation and window location, there would not be any adverse levels of overlooking towards the neighbours. Lastly, given the separation from Lodge Cottage and Spring Cottage the proposal should not give rise to any adverse loss of daylight/sunlight.
- 4.3.26 The proposed would have sizable rear private amenity space, and would see all habitable rooms achieve suitable levels of natural light. It is therefore my view that the proposal would not result in any harm to the reasonable living conditions and well-being of future occupiers.
- 4.3.27 As such, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties. This is in accordance with Policies D1 and D3 of the Local Plan.

Landscaping and Ecology

- 4.3.28 The detailed landscaping matters will be the subject of a landscaping scheme pre-occupation condition, which will consider which trees/hedgerows are to be retained and where new planting will be proposed to deliver measurable gains in biodiversity. This condition will also cover the boundary treatments that will subdivide the host and proposed properties gardens. Notwithstanding the above, a separate condition will be enforced that seeks to assure that the existing hedgerow fronting Ashwell Road is retained.
- 4.3.29 The new dwellinghouse is a self-build and meets one of the exemptions therefore does not need to comply with the 10% BNG .As such, I have no objection to the landscaping and ecology matters under this application, in accordance with Policy NE4 of the Local Plan.

Highways, Access, and Parking

- 4.3.30 Hertfordshire Highways were consulted on the proposed scheme. They concluded that “This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission”
- 4.3.31 The proposed development would benefit from the existing access to the west of the new dwellinghouse which currently serves both Lodge Cottage and Spring Cottage. Pedestrian access off Ashwell is to be retained to serve both Lodge Cottage and the new dwellinghouse. Vehicle access will be served by the existing driveway to a detached garage to the rear of the site which

would incorporate 2 internal garage spaces. This meets that required under Policy T2 of the Local Plan and the Vehicle Parking at New Developments SPD. As such, the scheme is considered acceptable in this respect.

Other Matters

- 4.3.32 The proposed dwelling has shown an area next to the garage for the storage of bins, such that wheeling them out on collection day will be straight forward. Moreover, the property would benefit from a sizable double garage, which could be used for the storage of bicycles. This is considered acceptable in my view.

Climate Change

- 4.3.33 The NPPF supports the transition to a low carbon future and the increased use of renewable energy sources. North Hertfordshire District Council has declared itself a Climate Emergency authority and its recently adopted Council Plan (2020 – 2025) seeks to achieve a Council target of net zero carbon emissions by 2030 and protect the natural and built environment through its planning policies. Local Plan Policy D1 seeks to reduce energy consumption and waste.
- 4.3.34 The application is supported by an Energy Statement which outlines the inclusion of an integrated heat source pump and Solar PV panels on the south roof slopes to the rear single storey element and the garage roof with battery storage.

4.4 Conclusion

- 4.4.1 The site is located within a Category B village and Rural Area beyond the Green Belt within the Local Plans, where infill development that does not extend the built core of a village is acceptable. This proposal is considered to be an infill plot and is within the built core of the village, in accordance with Policies SP2 and CGB1 of the Local Plan. This should be given significant weight.
- 4.4.2 The settlement has suitable services to accommodate limited growth and increased housing numbers, evidenced by its designation as a Category B village. The proposal would be a modest addition to the district's housing land supply and have limited social/economic benefits locally, which should be afforded moderate weight.
- 4.4.3 In my view the scheme is not considered harmful towards the host dwelling Lodge Cottage as a BLI. This is in accordance with Policies HE1 and HE3 of the Local Plan and Section 16 of the NPPF and should be given moderate weight. In terms of the heritage impacts, it is considered that there would be no harm to the heritage significance of the conservation area and nearby listed buildings.
- 4.4.4 The dwelling has been designed with traditional features and materials that reflect the rural, traditional setting of Newnham. Details of external finishes are, in the main, to be controlled via condition. Whilst the building would be visible from Ashwell Road, this is not considered to be detrimental to the character of the area. As such, the proposal is deemed in accordance with Policies SP9 and D1 of the Local Plan and Section 12 of the NPPF. This should be given moderate weight.

- 4.4.5 Given the location of the proposal, the sizable plot size and the acceptable design, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties and future occupiers. This is in accordance with Policies D1 and D3 of the Local Plan and should be awarded moderate weight.
- 4.4.6 Overall, taking all matters into account the proposal complies with the Local Plan as a whole and the application is recommended for approval, subject to conditions.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 The agent is in agreement with the proposed pre-commencement conditions.

4.7 **Climate Change Mitigation Measures**

4.7.1 N/A

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 or sample of the roof covering for both the dwellinghouse and garage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the roofs shall be covered with the approved details/sample.

Reason: To ensure that special regard is paid to the character and appearance of the

Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

4. As indicated on the approved plans the roofs to both the dwellinghouse and garage shall have open eaves (exposed rafter feet) unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. All new windows and external doors for the dwellinghouse shall be manufactured in timber and the windows shall be externally white-painted unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

6. Joinery section details of the new windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the windows shall be manufactured in accordance with the approved joinery details.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

7. Details of the finished render colour for the dwellinghouse shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the render finish shall be carried out in accordance with the approved render colour.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

8. No development shall take place until an Ecological Enhancement Plan (EES) 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.

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

10. A No 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 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. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permitted.

11. B The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 13 (A).

Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permitted.

12. 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 13 (A) and the provision made for analysis and publication where appropriate.

Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they

are damaged or destroyed as a result of the development hereby permitted.

13. Notwithstanding the submitted plans for the access and the submission of a detailed landscape scheme pursuant to condition 15, the mature hedgerow fronting Ashwell Road shall be retained as existing in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason; to protect the prevailing character of the area in accordance with Policy D1 of the Local Plan.

14. The access as shown on approved plan AF11 Proposed Site Plan, located at the rear of the dwellinghouse hereby approved shall be provided and remain in perpetuity for the use of Lodge Cottage for the parking of vehicles in association with the dwellinghouse.

Reason: To ensure the provision of satisfactory car parking facilities clear of the public highway to meet the needs of the development.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

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

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
Hedgerow retention

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 April 2026	