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Planning and Heritage Statement

No1 High Street

Graveley

Hertfordshire SG4 7LE

Erection of a single detached dwelling and associated works

August 2025

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1.0 Introduction

1.1 This Planning Statement is submitted in support of a detailed planning application for the erection of a single dwelling on land at No. 1 High Street, Graveley, Hertfordshire SG4 7LE

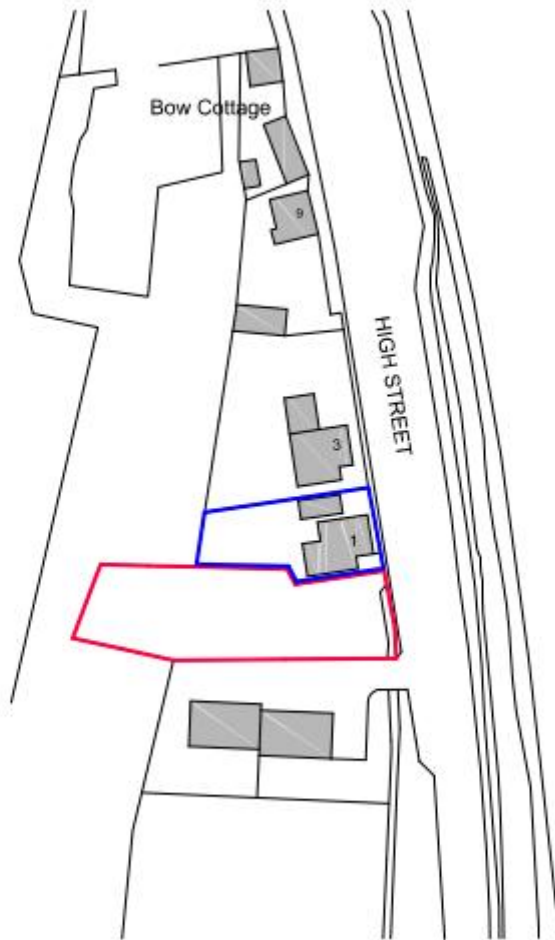
1.2 In addition to this statement the planning application is accompanied by the following:

- Scaled drawings of the site and the proposed development
- Sustainability and energy report
- Preliminary Ecology Appraisal

1.3 This statement provides an assessment of the planning policies relevant to the proposed development and covers the design rationale, the impact on designated heritage assets as well as other material planning considerations

2.0 **Site Context**

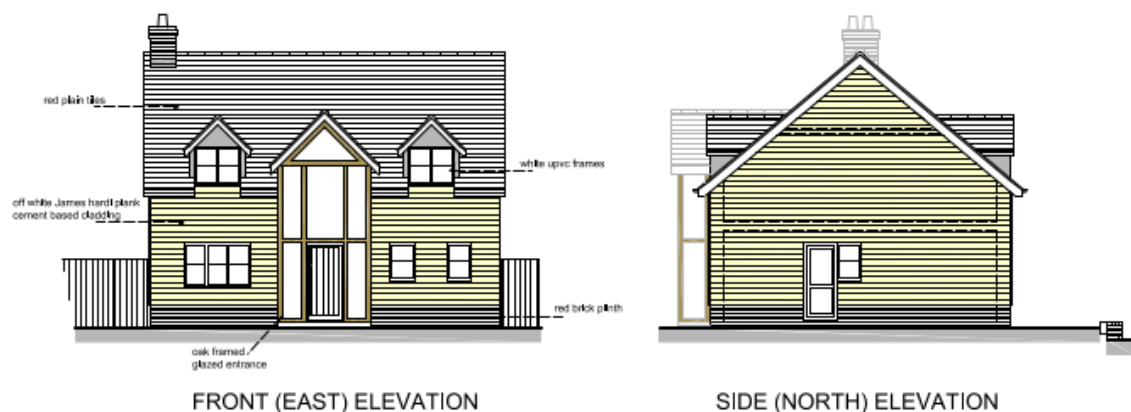
- 2.1 The application site measures 690 sq metres and is located at the southern end of Graveley village on the western side of the High Street. The site and its donor property, No. 1 High Street, lie outside of the defined Graveley village boundary as identified in the North Herts Local Plan 2011 – 2031. The site is within the Green Belt and a small area at the front of the site due south of No. 1 and where it meets the highway boundary, lies within the Graveley Conservation Area.
- 2.2 No. 1 High Street is a two storey detached dwelling with a detached garage on its northern flank close to the boundary with No. 3 High Street. The house, which was extended in 2015, has a painted rendered finish and a slate roof. No. 1 has a vehicular access onto High Street.
- 2.3 The application site is formed from the southern part of No. 1's curtilage and extends from the frontage with High Street westwards towards Ash Brook. To the south of the site is land on which planning permission was granted (NHDC ref: 21/ 02624/FP) for the erection of 9 affordable dwellings. The Local Planning Authority (LPA) recently confirmed that the permission had lawfully commenced under a Certificate of Lawful use (ref: 25/01367/LDCE).
- 2.4 The application site is flat for most of its eastern part and then slopes down towards its western boundary. The site consists of a mature garden with trees and other soft landscaping and with a large hardstanding area towards the High Street boundary. There are no public rights of way that cross or are close to the application site.
- 2.5 A site location plan outlining the application site in red with other land owned by the applicant edged blue is shown below:



Site location plan

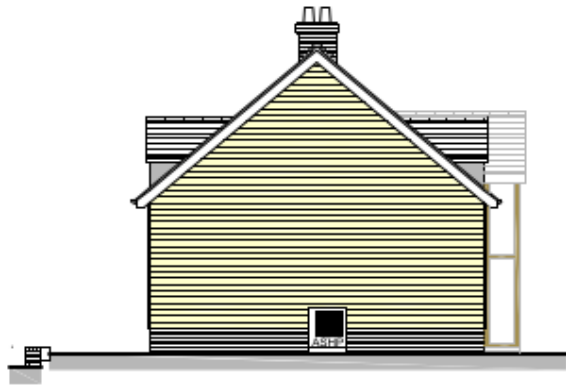
3.0 Proposed development

- 3.1 The proposal is to erect a detached two storey dwelling on land presently forming the residential curtilage of No. 1 High Street, The proposed dwelling and its curtilage would be immediately to the south of the existing property. The proposed dwelling would contain 3 bedrooms , living room, dining room and kitchen and would have two parking spaces at the front sharing an existing vehicular access with No. 1 High Street.
- 3.2 In terms of design and layout, the dwelling would be of a chalet appearance with a projecting gable feature and two pitched roof dormer windows on the front elevation and three dormer windows on the rear elevation. A small retaining wall is proposed at the rear leading to a large west facing garden. The house would be set back slightly from No. 1 and existing boundary hedges will be retained along the side and front garden boundaries.
- 3.3 External materials would include an off-white cement based cladding for the main elevations above a red brick plinth and with red plain tiles for the roof and upvc windows. The front driveway would be block paved and paving slabs would be located around the immediate perimeter of the building. New tree planting is proposed within the rear garden details of which may be subject to the Local Authority approval. The elevations and floor plans of the proposed dwelling are shown below.



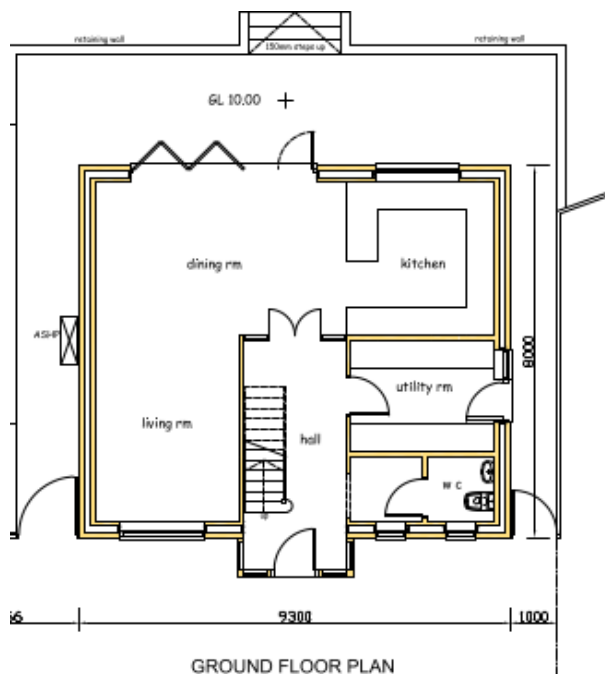


REAR (WEST) ELEVATION

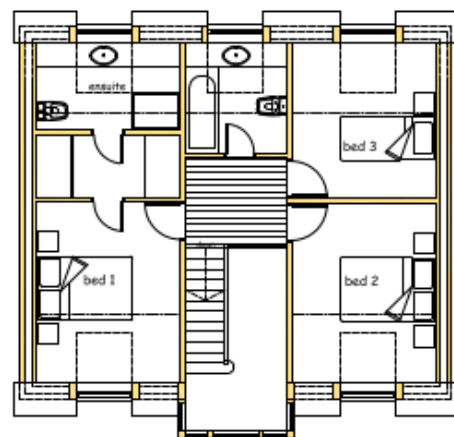


SIDE (SOUTH) ELEVATION

Proposed elevations



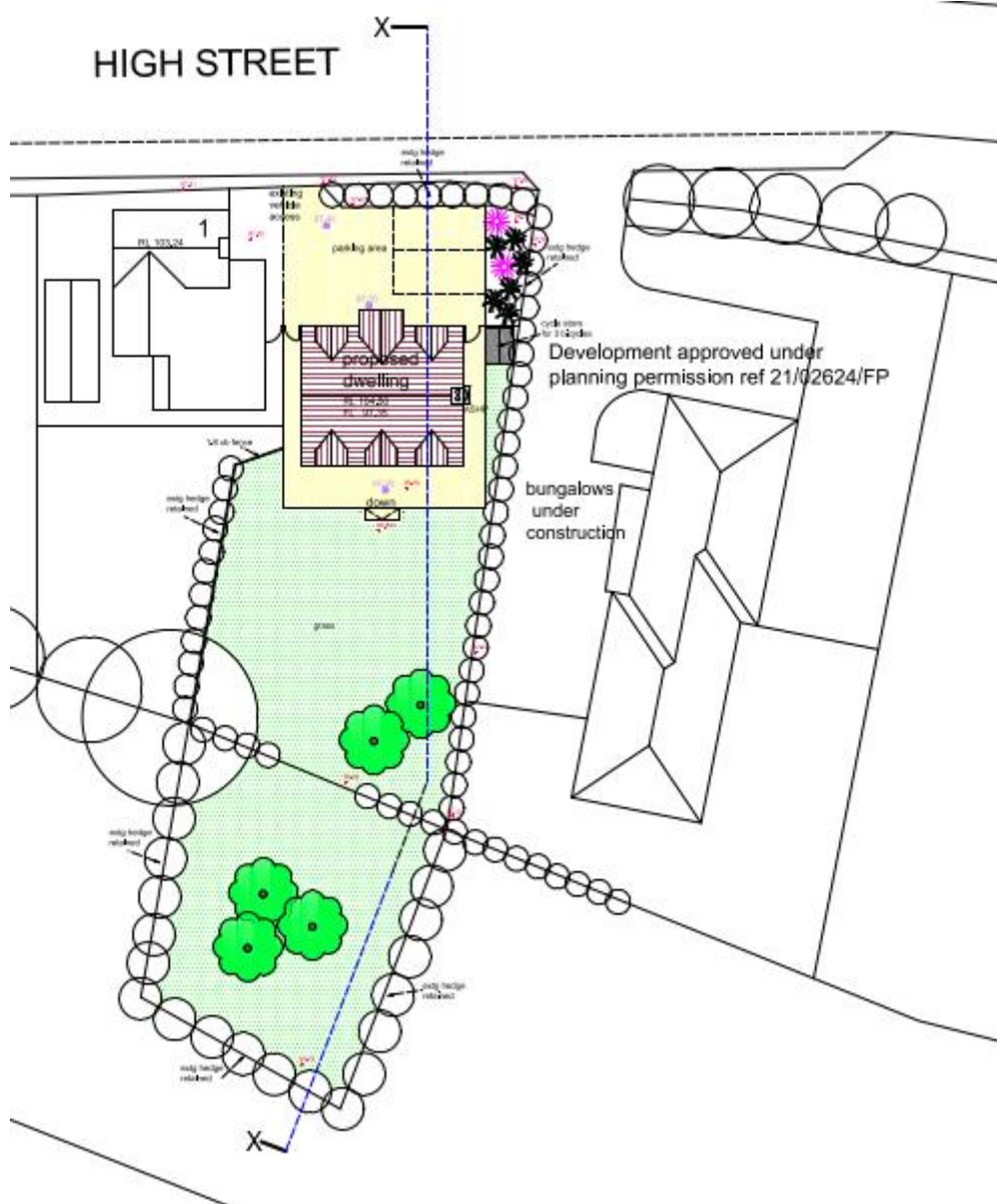
GROUND FLOOR PLAN



FIRST FLOOR PLAN

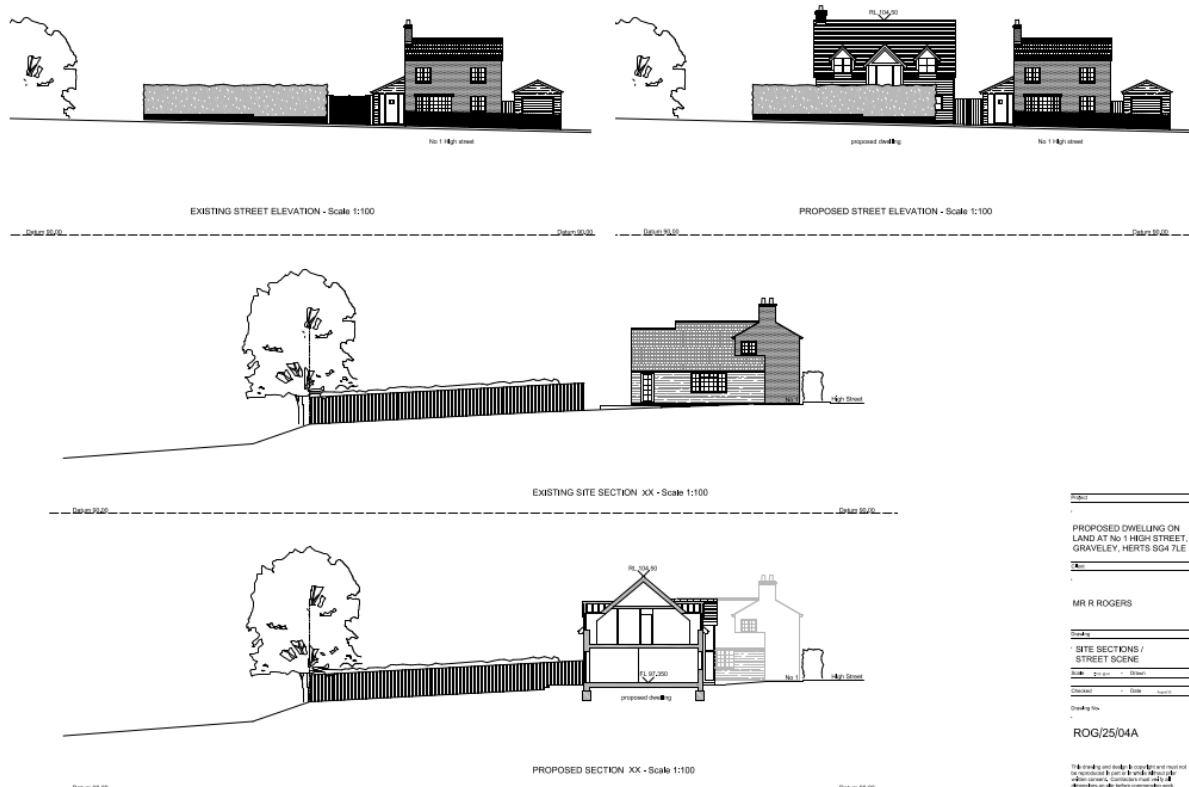
Proposed floor plans

- 3.4 The dwelling would be located between No.1 High Street and the recently approved and commenced affordable housing development to the south. The proposed dwelling would retain a 1 metre gap between its northern flank and the boundary with No. 1 High Street whilst there would be at least a 2 metre gap between the southern flank wall and the boundary with the approved residential development site to the south. A 1.8m high close board fence would define the garden boundaries. A copy of the proposed site plan is shown below.



Site Plan

- 3.5 The new dwelling would be sited behind an existing mature boundary hedge and a significant gap would be retained between No. 1 High Street and the new house. There would also be a gap between the southern flank of the new house and the residential site to the south. The eaves line of the new house would be lower than No. 1 and the highest part of the roof only marginally higher than No. 1. Drawing no. ROG/25/04A below shows the impact of the dwelling in the street scene.



Street scene and site section

- 3.6 In terms of sustainable construction the proposal is to construct the dwelling to exceed current building regulations and include carbon reducing technology such as an air source heat pump and electric vehicle charging point. Water efficiency measures will be incorporated through the use of low flow taps and WC's, flow restrictors and rainwater harvesting systems.

4.0 **Planning history**

4.1 No. 1 High Street

4.2 16/03008/1HH: Vehicular access from High Street, Granted

4.3 18/02410/1HH: Two storey rear extension, Granted 15/10/2018.

4.4 20/00743/FPH: Two storey rear extension, Granted 27/5/2020.

4.5 Adjacent land to the south

4.6 21/ 02624/FP: Erection of 9 affordable homes (2 x 1-bed, 5 x 2-bed, 1 x 3- bed and 1 x 4-bed) including alterations to existing vehicular access, creation of an additional vehicular access off The High Street and all associated works. Granted 27th June 2022

4.7 25/01367/LDCE: Confirmation of a material start on site of planning permission
21/02624/FP granted 27.06.2022 for Erection of 9 affordable homes (2 x 1-bed, 5 x 2-bed, 1 x 3-bed and 1 x 4-bed) including alterations to existing vehicular access, creation of an additional vehicular access off The High Street and all associated works. Granted 19th June 2025

5.0 Relevant Planning Policy

5.1 North Herts Local Plan 2011 – 2031

5.2 Policy SP1: Sustainable development in North Hertfordshire

Supports the principles of sustainable development within North Hertfordshire.

Advises that the Council will grant planning permission for developments that:

- Deliver an appropriate mix of homes, jobs and facilities that contribute towards targets in the Plan
- Create high quality developments
- Protect the environment including biodiversity

5.3 Policy SP2: Settlement Hierarchy and Spatial Distribution

Confirms that good design is a key aspect to sustainable development and supports new development where it is well designed and located and responds positively to its local context.

5.4 Policy SP5: Countryside and Green Belt

Advises that the Council 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

5.5 Policy SP6: Sustainable transport

Requires applicants for new development to provide assessments, plans and supporting documents to demonstrate the safety and sustainability of their proposals

5.6 Policy SP9: Design and Sustainability

Confirms that good design is a key aspect to sustainable development and supports new development where it is well designed and located and responds positively to its local context.

5.7 Policy SP13: Historic Environment

Advises that the Council will, when considering the impact of a proposal on the significance of a designated heritage asset, give great weight to the asset's conservation and the management of its setting.

5.8 Policy D1: Sustainable Design

Advises that planning permission will be granted provided that development proposals meet several criteria

5.9 Policy D3: Protecting living conditions

States that planning permission will be granted provided that proposals do not cause unacceptable harm to living conditions

5.10 Policy T2: Parking

Requires parking to be in accordance with Council standards and to demonstrate that parking will be safe and of a design and layout that will function satisfactorily

5.11 Policy NE4: Biodiversity and geological sites

Requires all new development to deliver measurable net gains for biodiversity and geodiversity

5.12 Policy HE1: Designated heritage assets

Advises that planning permission for development proposals affecting heritage assets will be granted subject to certain criteria being met.

5.13 National Planning Policy Framework (December 2024)

5.14 States at paragraph 8 that there are three overarching objectives of the planning system to achieve sustainable development – economic, social and environmental. Paragraph 10 states that at the heart of the Framework is a presumption in favour of sustainable development.

5.15 Paragraph 11 states that for decision making this means c) approving development proposals that accord with an up-to-date development plan without delay or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

5.16 Footnote 8 states that paragraph 11 d) applies where local planning authorities cannot demonstrate a five year supply of housing land. North Herts Council currently does not have a five year supply of housing land therefore paragraph 11 of the Framework applies.

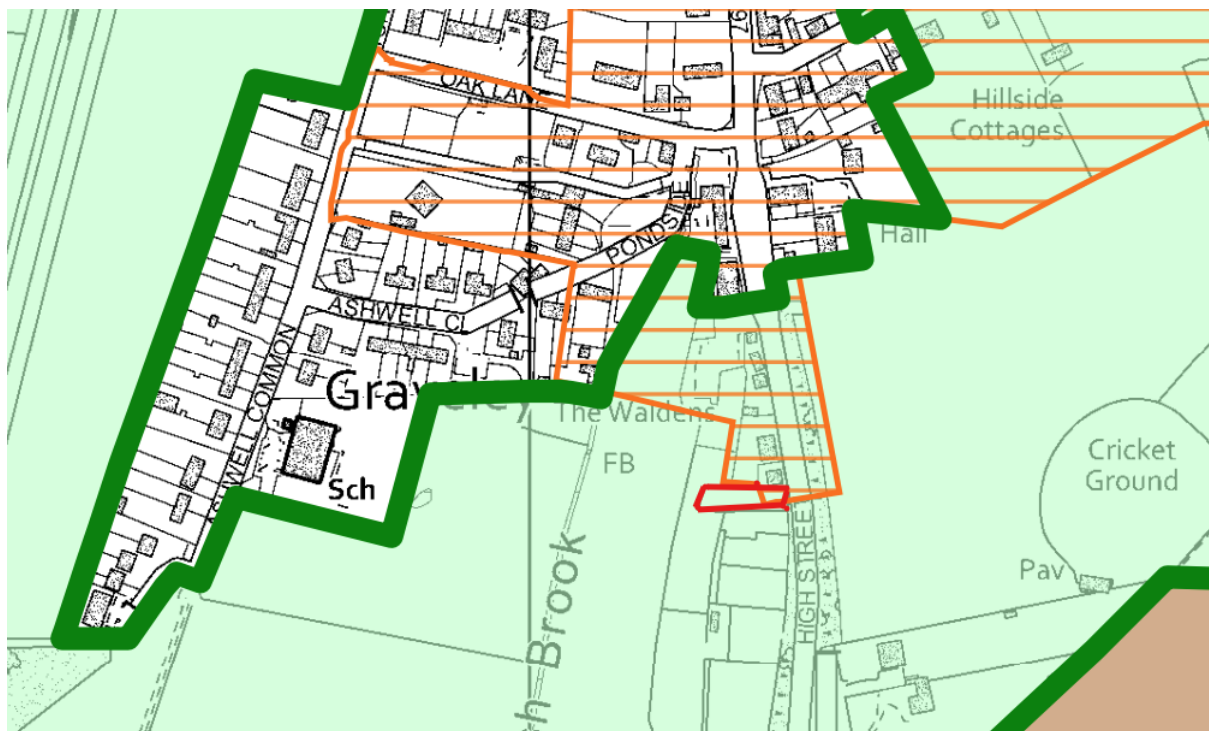
5.17 Paragraph 61 states the Government's objective of significantly boosting the supply of homes. Paragraph 73 says that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. It also supports the development of windfall sites giving great weight to the benefits of using suitable sites within existing settlements for homes.

- 5.18 Paragraph 83 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- 5.19 Paragraph 110 states that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and this should be taken into account in both plan-making and decision-making.
- 5.20 Paragraph 116 regarding highway matters states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios
- 5.21 Supplementary Planning Documents
- 5.22 The most relevant SPD's adopted by the Council are as follows:
- Vehicle Parking at New Development (2011)
 - Design SPD (2011)
 - Sustainability SPD (2024)

6.0 Planning assessment

6.1 Principle of the proposed development

- 6.2 The site lies less than 100 metres from the George & Dragon Public House and the village boundary as identified in the Local Plan. The site and No. 1 High Street and the dwellings to the north could be regarded as being within the village albeit not within the identified village boundary in view of the continuous built up form of development from the site towards the village centre, the footpath connection, the site's location north of the 'Welcome to the village of Graveley' signpost and the inclusion of part of the site within the village conservation area. The proximity of the site to the village centre is shown in the Local Plan extract below:



Site location - Local Plan extract

- 6.3 Paragraph 154 of the NPPF advises, subject to certain exceptions, that the construction of new buildings should be regarded as inappropriate development in the Green Belt. Paragraph 155 of the NPPF sets out the new 'Grey Belt' land category of land use and the various circumstances under which the development of such land might not be regarded as inappropriate development.
- 6.4 In this case it is considered that the proposals meet one of the exceptions under paragraph 154 (i.e. limited infilling in a village') and could also be regarded as 'Grey Belt' meeting the relevant criteria in paragraph 155. These are considered below.
- 6.5 Paragraph 154 e) exception concerns 'limited infilling in a village'. There are four elements to this exception and these are considered as follows:
- 6.6 Whether the site is within a village
- 6.7 Graveley is identified as a Category 'A' settlement in the North Herts Local Plan based on its facilities (e.g. school, church, village hall and pubs). There can be little doubt that Graveley is a village for the purposes of this assessment.
- 6.8 Whether the application site is 'in' the village
- 6.9 When looking at the actual situation on the ground, the site and its immediate surroundings have the characteristics of being within the village e.g. the proximity of buildings close to one another following the linear pattern south of the village centre, the footpath connection into and out of the village running past the site and the fact that the site is around 100 metres from what would be regarded as the centre of the village i.e. the two pubs, village hall, bus stops and pond. The application therefore meets the 'in' test.
- 6.10 The infilling test
- 6.11 A commonly stated definition of infilling is 'the infilling of a small gap in an otherwise built up frontage'. No. 1 High Street and the houses to the north can be considered as part of a built up frontage and the new residential development of 9 affordable houses to the south, which has commenced, will continue this built up frontage. The application site could also be considered a small gap in this built up frontage. Some appeal Inspectors have applied wider definitions such as 'the development of land that is surrounded by development on at least two sides within reasonable proximity' which would apply in this case. It is contended that the application site does constitute 'infilling'.
- 6.12 The 'limited' test
- 6.13 It is the applicant's view that this development is limited. It concerns the provision of one house which is in context with the surrounding development and proportionate to the size of the plot.

- 6.14 In conclusion it is considered that the application proposals could reasonably be regarded as 'limited infilling in a village' . As such, the proposals would not be considered inappropriate in the Green Belt and there is no requirement to consider the impact of the development on openness.
- 6.15 Whether the site could be regarded as 'Grey Belt'
- 6.16 Paragraph 155 of the NPPF states that the development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate subject to certain criteria. Grey Belt is defined in the Annex to the NPPF as :
- ‘.. land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.’
- 6.17 The question arises as to whether the application site strongly contributes to purposes a, b or d as set out in paragraph 143. An assessment of this is as follows:
- 6.18 Purpose a) is ‘to check the unrestricted sprawl of large built up areas’ . The site is not within a large built up area and in any case paragraph 005 (Ref Id: 64-005-20250225) of the Planning Practice Guidance states that ‘villages should not be considered large built up areas’. The site does not therefore strongly contribute to Purpose a) of paragraph 143 of the NPPF.
- 6.19 Purpose b) seeks to prevent neighbouring towns merging into one another. Graveley is a village therefore the site makes no contribution to preventing towns merging. Therefore, the site makes no contribution to purpose b).
- 6.20 Purpose d) concerns the preservation of the setting and special character of historic towns. Graveley is a village and not a town and therefore the site makes no contribution to purpose d).
- 6.21 Given the above it is considered that the application site meets the definition of ‘Grey Belt’ as it does not contribute to purposes a), b) or d) of paragraph 143.
- 6.22 An assessment must now be made as to whether the development complies with all of the criteria set out in paragraph 155 of the NPPF. These are considered as follows:
- 6.23 a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan
- 6.24 Firstly, the development would utilise grey belt land. Secondly, the small scale of the development and its location within a village together with the containment of the site by other buildings and the High Street means that the contribution of the site to Green Belt purposes is modest and unlikely to affect the ability of all the remaining Green Belt

across the area of the Plan from serving all five of the Green Belt purposes in a meaningful way.

- 6.25 b) There is a demonstrable unmet need for the type of development proposed.
- 6.26 North Herts District Council is currently only able to demonstrate a 3.9-year supply of deliverable housing land. As such there is a clear unmet need for new housing development.
- 6.27 c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework
- 6.28 The proposed development is in a sustainable location close the centre of a category 'A' settlement within which there are local services and where there are facilities available to reach other services through walking, cycling and by public transport. The site is therefore in a sustainable location with respect to paragraphs 110 and 115 of the NPPF.
- 6.29 d) Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below
- 6.30 This criterion is not applicable as the proposal is not a major development
- 6.31 It is therefore considered that the development can be considered Grey Belt land meeting all of the relevant criteria in paragraph 155.
- 6.32 In conclusion on the principle of development it has been demonstrated above that the development constitutes limited infilling in a village and would involve the development of grey belt land in compliance with paragraph 155. Therefore the proposal would not be inappropriate development in the Green Belt. It follows that the proposals would be acceptable in land use terms being compliant with Policy SP5 of the NHLP and Section 13 of the NPPF.
- 6.33 Design and Appearance and impact on the character of the area
- 6.34 In terms of the existing pattern of development, the proposed dwelling would be consistent with the current linear form of housing development stretching south of the village centre on the west side of the High Street. The dwelling would also be close to the road with its primary elevation facing the High Street. It would also be two storey with a gabled roof in keeping with the form and appearance of other properties on this western side of the High Street. Parking would be located at the front, sharing an existing vehicular access with No. 1. The rear garden faces westwards similar to neighbouring properties.
- 6.35 In terms of design, the proposed dwelling would be of scale similar to properties to the north and constructed with traditional materials and features such as cladding, casement windows, red plain roof tiles and a brick plinth as well as a chimney .

The sizescale and appearance of the dwelling would be broadly consistent with dwellings to the north.

- 6.36 The proposed dwelling will be energy efficient incorporating low carbon technology and natural surveillance of the entrance into the site will be maintained. Significant new landscaping will be provided resulting in a net gain to biodiversity. The new built form does not extend into the western open area of the site to maintain views across to the open fields to the west. There would be no change to the access point onto High Street and therefore the character of the street scene at the entrance to the site will be maintained. The external materials will be similar to those used in surrounding residential development and the pitched roof form would also reflect existing built form in the area. The new parking and turning area at the front of the site would replace the existing parking area and would be largely hidden from public views by the retained hedgerow at the front of the site.
- 6.37 For the above reasons it is considered that the development would be sympathetic to the prevailing character and appearance of the area in accordance with Policies SP9 and D1 of the NHLP which requires new development to be well designed and located and to respond positively to its local context.
- 6.38 Residential amenity
- 6.39 Policy D1 of the NHLP requires that proposals for residential schemes to meet or exceed the nationally described space standards (NDSS) whilst having regard to the Council's Design SPD.
- 6.40 The proposed dwelling would require 93 sq metres GIA to meet the NDSS standard. The dwelling would have a proposed GIA of 140 sq metres thereby easily meeting and exceeding the space standards. The external garden area would be in excess of 200 sq metres. The site is within a few hundred metres from Graveley Pond and recreation space and there is access to a large network of public footpaths from the site. As such the development would provide a high standard of amenity for the proposed occupiers.
- 6.41 There would be no direct overlooking of existing properties from the proposed dwelling which has its main aspect overlooking the High Street to the east and fields to the west. The location of the dwelling on a similar alignment as No. 1 and the new development to the south together with the retained and proposed boundary treatment would mean that there would be an acceptable relationship with nearby properties.
- 6.42 Any noise or disturbance during construction would be short term and could be controlled by appropriate conditions e.g. a construction management plan.
- 6.43 In summary, it is considered that the development could be integrated with existing residential development without causing unacceptable harm to living conditions of existing occupiers in accordance with Policy D3 of the NHLP.

6.44 Impact of the development on Heritage assets

- 6.45 Paragraph 212 of the National Planning Policy Framework (the Framework) advises that when considering the impacts on the significance of a designated heritage asset, great weight should be given to the asset's conservation. In addition, section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest possessed. Furthermore, section 72(1) of the Act requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Policy HE1 of the Local Plan and paragraph 208 of the NPPF requires Local Authorities to take account of development affecting the setting of a heritage asset.
- 6.46 The Graveley Conservation area has two distinct character areas – the western part centred on the High Street and the eastern part centred around the Church of St. Mary with both areas linked by Church Lane. The western character area is dominated by the wide High Street and the generally linear pattern of development along it. The wide High Street provides open and distant views through the character area and demonstrates a wide range of architectural styles. The special interest and significance of the CA is derived largely from the quality, range and variety of the historic buildings within it. The rural character of the village, particularly the eastern side, is a key factor which is evident from the form and loose knit pattern of development in that area together with the presence of traditionally constructed vernacular residential properties, agricultural buildings, a high proportion of greenery and views of the countryside.
- 6.47 The application site is more connected to the western part of the CA centred on the High Street. Only a relatively small portion of the eastern end of the application site is within the Graveley Conservation Area i.e. that to the side of No. 1 and the site frontage (an existing parking area). The proposed dwelling would be sited just inside the boundary of the CA where it terminates at the southern end of the High Street.
- 6.48 The Graveley Conservation Area Character Statement (GCACS) identifies key views through the CA the nearest being north of the application site – 'KV1: From the south of the Conservation Area on High Street, looking north along High Street'. An extract from the GCACS showing Key View 1 is shown below.



KV1: From the southern end of the Conservation Area, looking north along High Street, showing the character of this central part of Graveley.

- 6.49 The application site is south of KV1 and does not encroach into the space or vista concerning this key view along the High Street.
- 6.50 Approximately 50 m to the north east of the application site is a Grade II listed milestone set within the highway verge. The development will have no impact on the setting of this listed structure. Further north are the Grade II listed Public Houses – The George & Dragon and The Waggon & Horses. As noted on the various listed descriptions the significance of these heritage assets lies wholly with the buildings and structures themselves, deriving their heritage significance mainly from the evidential value of their historic fabric rather than their curtilage or wider area around them. Neither of these buildings rely on the application site for their special interest and there is no historical or functional association with the application site.
- 6.51 The Church of St. Mary is over 700 m to the east, separated by other village buildings, several fields and located adjacent farm buildings. Whilst this building is of substantial significance given its Grade I status, the proposed development would have no significant impact on the historic character or setting of the church given its distance from the application site and the separation provided by the intervening open agricultural land and dwellings west of the church.

- 6.52 In terms of design impact it is considered that the limited scale and gabled roof form of the proposed house together with other architectural features such as chimney, cladding and brick plinth would be in keeping in this village High Street setting and not dissimilar to the form and materials used on other buildings at this end of the village. The proposed dwelling has some variation in design reflective of the wide range of architectural styles in the village with its front projecting gable. All of the external materials, as well as hardsurfacing, can be controlled by planning condition by the LPA to ensure the highest standard of finish appropriate to the context of the site.
- 6.53 There is no formal identification in the GCACS of the small part of the CA within the site as an important space other than its contribution to the High Street's long views through the character area and the fact the new dwelling will add to the wide range of architectural styles in this part of the CA. This ensures that its contribution to the special character of the CA remains. Overall, it is considered that the scheme is sensitively designed minimising its impacts upon the Graveley Conservation Area.
- 6.54 The application site is located outside of an Area of Archaeological Significance but adjacent to it. The Historic Environment Record (HER) notes that Graveley is the site of a shrunken medieval village which suggests that archaeological remains may lie outside the current area of settlement. The HER also notes that the remains of a medieval or post medieval road runs along the western side of the application site. The course of a Roman road lies approx 250m to the west of the site.
- 6.55 It is considered that the proposed development may be regarded as likely to have an impact on heritage assets of archaeological interest and it may be the case that the LPA through consultation with their archaeological advisors would seek archaeological conditions should it be minded to support the scheme.
- 6.56 Highway impact, access and parking issues
- 6.57 It is proposed to utilise the existing vehicular access that serves No. 1 High Street albeit it is proposed to be slightly modified. It is considered that this would be the most appropriate approach in terms of highway safety rather than introducing a further vehicular access onto the High Street. The existing visibility from the access is acceptable and there would be sufficient space for vehicles to enter and leave the site in forward gear.
- 6.58 In terms of parking, at least two spaces are provided which would comply with the Council's parking standard for a three bedroom dwelling. An electric vehicle charging point would be provided and secure cycle parking can be provided at the side of the house. Refuse collections will take place along High Street and refuse storage details are shown on the submitted site plan.

- 6.59 Although there are no cycle paths, the development is accessible for cycling and the carriageway is relatively flat in the vicinity of the site. There are bus stops serving both directions of travel within around 100 metres walk of the development which are well within the recommended walking distances. These stops are located opposite the George and Dragon Pub and outside the Waggon and Horses Pub. The closest railway station to the site is Stevenage which is approximately 3.7km and is served by the local bus service.
- 6.60 The site is located immediately adjacent to the existing village boundary. Graveley village has a wide range of local facilities (primary school, two public houses, village hall, church and public transport links). Immediately outside of the site is a public footpath which leads north into the village. The site is therefore considered to be a sustainable location.
- 6.61 Overall, there are no adverse impacts on the adjacent highway that cannot be mitigated by condition if deemed necessary. The proposals are therefore considered to be acceptable in a highway context.
- 6.62 Ecological considerations
- 6.63 The application is supported by Preliminary Ecological Appraisal which includes a protected, notable and invasive species assessment. In terms of protected species the survey found that the site has either negligible or low potential for protected species and no record of invasive species were detected. A number of recommendations and ecological enhancements are recommended and it is considered that these benefits could be secured by a planning condition should the LPA support the application.
- 6.64 The development is proposed to be carried out as a self-build project by the applicant who is employed in the construction business. As such, under the Environment Act regulations the development is exempt from the need to demonstrate a 10% net gain for biodiversity. Nevertheless, additional soft landscaping and other biodiversity measures will be implemented as part of the scheme thus complying with Policy NE4 of the Local Plan which requires new development to deliver measurable net gains for biodiversity and geodiversity.
- 6.65 Drainage and flood risk issues
- 6.66 The site is located within Flood Zone 1 and under 1 hectare in site area and therefore no flood risk assessment is necessary. Furthermore, the site is also in an area of very low risk of surface water flooding. Local Plan policies D1 and NE8 require new development to include sustainable drainage systems. If necessary, this matter can be dealt with by condition in the event that planning permission is granted.

6.67 Climate change

- 6.68 The sustainability measures of the development are set out in the separate energy and sustainability report however, in brief, they will include the provision of an air source heat pump and electric vehicle charging point together with a range of energy saving appliances and lighting. It is considered that these measures ensure that the development is future proofed against the challenge of climate change and be consistent with the aims of the Council's Sustainability SPD.

7.0 **Conclusion**

- 7.1 As noted above in this statement the proposed development would not be inappropriate development in the Green Belt on the basis that it would a) constitute limited infilling in a village and b) would involve the development of 'grey belt' land in compliance with paragraph 155 of the NPPF
- 7.2 The proposed development will result in various planning benefits. From a social perspective the proposal will deliver an additional dwelling making a modest contribution towards local housing stock at a time when the Council cannot demonstrate a five year supply of housing land.
- 7.3 The development would bring about economic benefits from the employment created in the construction, fitting out and servicing of the dwelling. The future occupiers would also benefit the local economy through expenditure in local shops and pubs and on other services.
- 7.4 There would be environmental benefit from the development in the form of biodiversity net gain and the dwelling would also be adaptable to climate change with low carbon and energy saving features.
- 7.5 The proposed dwellings would integrate well with the established residential environment and there would be no harm to the character and appearance of the area.
- 7.6 It is particularly relevant that the development would be located close to the centre of a Category A village within which general development is supported in the North Herts Local Plan as part of the Council's overall settlement strategy in order to achieve the housing growth and other infrastructure that the District needs in the Plan period.
- 7.7 As outlined above, the development would meet the social , economic and environmental objectives necessary to achieve sustainable development in accordance with the Framework. In the absence of any significant identified harms the benefits of the proposed development weigh substantially in favour of the proposal and the Local Planning Authority is requested to support the development and grant planning permission.