

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00527/FP	Change of use from equestrian land to dog walking facility and glamping site to include erection of 5 shepherds huts and installation of fencing, access road and parking.	Lower Green Farm Lower Green Ickleford Hitchin Hertfordshire SG5 3TW

Submitted Plan Nos

25.066.DL0101_P2 - 25.066.DX0001_P2 25.066.DX0002_P2 25.066.DK0001_P2 - 25.066.DK0002_P2 - 25.066.DD0002_P1 - Proposed Construction Details (Fencing) 25.066.DD0001_P1 - Proposed Construction Details 02 Shepherds Huts Floor Plan 03 Shepherds huts Elevations

1.0 Policies

SP1	Sustainable development in North Herts
SP5	Countryside and Green Belt
SP6	Sustainable transport
ETC3	New retail, leisure, other main TC devel
ETC8	Tourism

D1	Sustainable design
T1	Assessment of transport matters
T2	Parking
NE2	Landscape
NE4	Biodiversity and geological sites
NE7	Reducing flood risk
HE1	Designated heritage assets

2.0 **Site History**

2.1 82/00156/1 - Outline application (all matters reserved) of elderly persons home. Refused 11/02/1982.

3.0 **Representations**

3.1 A site notice was posted. No adjacent neighbours therefore no neighbour consultation required. No comments received.

3.2 Consultees:

- Area Highway Development Control – no objection with conditions.
- Manager North Herts Council Ecologist – no objection.
- Natural England Consultation Service – no objection.
- Ickleford Parish Council - no objection.
- Env Health (Noise And Other Nuisances) – no objection with condition for Noise Management Plan.
- Environment Agency – no objection.

3.3 The application did not meet the requirements to be taken to committee for determination.

3.4 A reconsultation was undertaken due to amendments to the certificates served. No change to previous consultation responses.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site extends to approximately 1.49ha and lies on the northern edge of the settlement of Lower Green. The land forms part of an equestrian paddock associated with Lower Green

Farmhouse, located to the south. The site is part of a wider equestrian facility, which accommodates an extensive range of stables, a manège, and associated equestrian infrastructure.

- 4.1.2 The site is accessed via an existing road (Lower Green) and the existing access into the Lower Green Farm complex to the southwest.
- 4.1.3 The site bounded by mature hedgerows and trees along the northern, eastern, and western edges.
- 4.1.4 There is a public right of way/bridleway to the west of the site.
- 4.1.5 There are two listed buildings within close proximity to the application site, including the Grade II listed “North Barn Range at Lower Green Farm” and the Grade II listed “Lower Green Farmhouse”.
- 4.1.6 Flood risk maps show part of the site is located within Flood Zone 2 and with a low risk of surface water flooding.
- 4.1.7 Wider surrounding uses include Ickleford Common and open fields to the north, the River Hiz, railway and fields to the east, Lower Green Farm to the south and the residential properties of the village Lower Green to the west with fields beyond.
- 4.1.8 A drainage channel runs close to the west boundary of the site.
- 4.1.9 A wildlife site lies to the west of the site, with the access partially within in the wildlife site.
- 4.1.10 The site falls within the Green Belt.

4.2 **Proposal**

- 4.2.1 Consent is sought for:

“Change of use from equestrian land to dog walking facility and glamping site to include erection of 5 shepherds huts and installation of fencing, access road and parking.”

- 4.2.2 The proposal is a diversification of the existing equestrian facility.
- 4.2.3 The secure dog-walking and exercising facility will be sited at the northern section of the site. The dog walking field will be enclosed by a 1.8-metre-high deer-style mesh fence with a new hedgerow beyond to screen and soften the appearance of the 1.8m fence.
- 4.2.4 The applicant is proposing a designated website to enable dog walkers to book exclusive access to the dog walking facility for a 1-hour slot. This system aims to ensure that the number of people on-site at any one time will be minimised to the paying customer and their dog/dogs. A dog waste bin will be provided close to the car parking area.

- 4.2.5 A fenced in field for horses will sit between the dog walking facility to the north of the site and the glamping site to the south. A new 1.2m post and rail fence will enclose two sides of the horse field and mostly enclose the glamping area.
- 4.2.6 The glamping site will be sited at the southern area of the site. This will accommodate up to five shepherd huts which will be lightweight and movable and mounted on wheels. Proposed materials for the huts include timber cladding in muted natural colours.
- 4.2.7 The shepherds huts will be connected to services on site including water, drainage and electricity. Refuse will be collected from a dedicated collection points and removed from site. Lighting will be low level, minimal lighting and discreet, provided only where necessary for safe access and movement around the site.
- 4.2.8 A comprehensive planting scheme is proposed around the glamping area to include new trees, shrubs, and hedgerow planting to create privacy around each hut while also providing effective screening of views into the site.
- 4.2.9 Vehicular access to serve both the glamping and dog-walking facilities will be from the existing access from Lower Green.
- 4.2.10 A new internal access track is proposed along the western boundary of the site, providing a route to the glamping site and the dog walking field. The proposed access will be gravel/planings (brown/grey).
- 4.2.11 The two facilities will be served by separate parking areas. The dog-walking facility will include a dedicated turning head to allow vehicles to enter and exit the parking area in forward gear, along with a lockable pedestrian gate to provide secure access to the enclosed dog-exercise field.

4.3 **Key Issues**

- 4.3.1 The key material considerations when assessing the planning merits of the proposal are:

- ☐ Principle of development outside a settlement and in the Green Belt.
- ☐ Design and appearance.
- ☐ Potential impact on neighbour amenity.
- ☐ Access, highways and parking.
- ☐ Tourism and economy.
- ☐ Flood risk.
- ☐ Ecology.
- ☐ Heritage.

Principle of development outside a settlement in the Green Belt

- 4.3.2 The site falls outside a settlement and within the Green Belt. The NPPF sets out a presumption in favour of sustainable development and states at Policy S3 that where development is outside of a settlement, Policy S5 should be applied.
- 4.3.3 Policy S5 sets out that only certain forms of development should be approved outside settlements and sets out at point 5 of Policy S5 that this policy does not apply to development proposals in the Green Belt, which should instead be determined in accordance with Policy GB7. However, where development would not be inappropriate in this location (through the application of policy GB7), proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects.
- 4.3.4 The NPPF considers development in the Green Belt under Section 13 - Protecting Green Belt land. Policy GB6 sets out that development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.
- 4.3.5 Policy GB7 lists categories of development which are not inappropriate in the Green Belt, and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances. These include category f iii) and iv):
- “iii. Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- iv. The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments.”*
- 4.3.6 Local plan policy SP5 broadly reflects the principles of the NPPF and states that the local authority:
- “c) Will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated.”*
- 4.3.7 The proposal is for change of use from equestrian land to dog walking facility and glamping site with the installation of fencing, access road and parking. The dog walking facility element of the proposal with associated works including the fencing, access road and parking falls clearly within the GB7 categories for outdoor recreation and is not, therefore, inappropriate development in the Green Belt, and therefore should not be regarded as harmful to the Green Belt.
- 4.3.8 The glamping site element does provide some degree of outdoor recreation and is intended in part to supplement the existing equestrian provision at the site by offering accommodation for people wishing to travel with their horses and enjoy the local area with their horses. The horses can be accommodated in the fenced in field between the glamping area and the dog walking field.

- 4.3.9 However, the glamping area will also be used by non equestrian visitors and this use would be considered to be tourism rather than recreation. As a tourism use, this would not strictly fall within the NPPF categories and would therefore be inappropriate development. Policy GB6 (2) states that:

“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.”

- 4.3.10 The glamping element is modest in size and forms part of the diversification of the existing rural business as supported by NPPF policy E4 which supports sustainable growth of businesses in rural areas through diversification of land based businesses, facilities to support rural leisure and tourism. It is considered that the glamping element of the proposal is modest and falls in part in the outdoor recreation category but is also supported as part of the diversification of an existing rural business. As such, the benefits of the glamping element outweigh the minimal harm caused to the green belt and the use in this location is acceptable.
- 4.3.11 The proposal will result in some changes in the appearance of the site as a result of the access road, parking areas, fencing and landscaping and the shepherds huts. The proposed fencing, track, parking and shepherds huts are small scale. The site is already well screened from the surrounding area, with further landscaping proposed. The small scale nature and existing screening means that the proposal will not cause unacceptable harm to either the openness of the Green Belt or to the purposes of including land within the Green Belt.
- 4.3.12 The proposal will not result in a substantial increase in the intensification of the use at the site. The proposed uses are relatively low level in terms of activity and the site is already in use as an equestrian centre.
- 4.3.13 For the reasons set out above, it is considered that the proposal falls within the NPPF Policy GB7 categories and is not inappropriate development in the Green Belt. The proposal is therefore acceptable in principle outside of a settlement and in the Green Belt.

Design and Appearance

- 4.3.14 NPPF policy DP3 requires development proposals to respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Ickleford Neighbourhood Plan refers to high quality design with Policy SD3 which requires that development proposals:

- Be of an appropriate scale and density in relation to its setting;
- Use materials appropriate to the development's context;
- Be of a design with a locally inspired or distinctive character.

4.3.15 The site is an open field, currently used for equestrian purposes. Physical development in the form of the proposed fencing, track and parking areas are modest development across the site and will not have an unacceptable visual impact on the area. The 1.8m deer fencing enclosing the dog walking field is not particularly visually sympathetic. However, it will not be particularly visible from outside the site due to existing vegetation. A hedge adjacent to the fencing is also proposed to help soften the visual impact of the fencing.

4.3.16 The proposed shepherd's huts are modest in scale and will be clad in timber in muted natural colours sympathetic to the surrounding rural landscape. The proposed change of use will give rise to a modest change in the character of the area with the proposed new uses. However, the proposed uses relate adequately to the rural setting and are acceptable in design terms.

4.3.17 The proposal is considered acceptable in design terms, in accordance with Policies SP9 and D1 of the Local Plan, Policy SD3 of the Ickleford Neighbourhood Plan and Policy SP3 of the NPPF.

Impact on Neighbour Amenity

4.3.18 NPPF Policy P3 refers to living conditions and pollution and sub section 2 (b) sets out that development proposals should not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site.

4.3.19 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the NPPF.

4.3.20 The nearest residential property is Lower Green Farmhouse, situated to the south of the application site. Existing mature trees and the intervening barn within the farm complex provide a substantial physical and visual buffer between the dwelling and the proposed development.

4.3.21 The scale and nature of the proposed dog walking facility is not expected to generate significant noise or disturbance to the wider community. The area is already frequently used by dog walkers accessing the adjoining common and using the bridleway.

4.3.22 It is proposed that the dog walking field will operate during daylight hours, with a maximum operational period of 08:00 to 21:00. It is necessary and reasonable to control the operating hours of the use by condition.

4.3.23 The applicant is proposing an online booking system, restricting the use of the field to one booking at a time. This will reduce the level of activity at the site in terms of vehicle access and

noise and noise arising from dogs using the field. A condition has been attached restricting the use of the field to one booking per hour. This is considered to be reasonable and necessary.

- 4.3.24 Given the hours of operation and booking system, it is unlikely that an unacceptable degree of harm to neighbouring amenity will arise.
- 4.3.25 The glamping element consists of five shepherd huts. This is modest in scale with limited levels of activity and associated activity. The huts will be sited in the southern field, with an adequate separation distance from nearby dwellings. The existing access will be used and vehicle movements are not anticipated to be significant. The owners live adjacent to the operation and can be on site to manage unacceptable noise or activity.
- 4.3.26 North Herts DC Environmental Health were consulted as part of the application process. They raise no objection subject to a condition requiring a Noise Management Plan to identify measures to control noise from the proposed development. It is reasonable and necessary to attach this condition. A condition has also been attached requiring details of any lighting on the site to ensue no unacceptable harm will arise to neighbouring occupiers or wildlife.
- 4.3.27 The proposed development will not result in unacceptable harm to residential amenity and meets the requirements of Local Plan policy D3 and the provisions of Policy P3 of the NPPF.

Access, highways and parking

- 4.3.28 The proposed development will use the existing access from Lower Green to the south of the site. A new access track will be laid along the western boundary of the site, providing access to the glamping site and dog walking car park facilities. A small parking area will be created in the southern corner of the site for the glamping site, providing space for five vehicles. Further north, a small car parking and turning area will be created to service the dog walking facility, allowing for overlap between bookings.
- 4.3.29 Hertfordshire County Highways reviewed the case as a statutory consultee and raise no objection to the proposal subject to conditions. They made the following comments (summarised):
- the development will use the existing access onto Lower Green, which is suitable for the modest level of vehicle movements expected.
 - the internal layout provides separate parking areas for the glamping and dog walking uses, with appropriate turning provision so that vehicles can safely enter and exit in forward gear.
 - the dog walking facility will operate on a pre booked one hour system, including a 10 minute buffer between sessions. This results in around two two way movements per hour, which is considered negligible and well below

any threshold that would materially affect the operation of the local highway network.

- glamping guests are expected to arrive once and make limited trips during their stay, meaning this element will not intensify traffic flows.
- the proposals do not encroach on Bridleway Ickleford 004, and the bridleway must remain unobstructed during construction and operation.
- with suitable conditions to secure parking, turning, internal surfacing and a simple construction management plan, the scheme is considered acceptable.
- Overall, the development would not result in adverse highway safety impacts and therefore complies with Local Plan Policy T1 and the NPPF.

4.3.30 For the reasons set out above, it is considered that the proposal complies with the provisions of the NPPF and Local Plan Policy T1.

Flood Risk

4.3.31 The application is supported by a Flood Risk Assessment prepared by MAC Pre-Planning Engineering dated Feb 2026.

4.3.32 The report notes that the 'Flood Risk Vulnerability Classification' of various development types is defined within the NPPF. A glamping site is classified as a 'More Vulnerable' whilst a dog walking facility would be considered 'Water Compatible' development.

4.3.33 The report concludes that:

"The proposed development site is located within Flood Zone 1 and 2. The site is predominately located at a very low and low risk of surface water flooding although some parts adjacent to the dog walking site's western boundary have areas of medium and high risk surface water flooding.

The site is at a low risk of flooding from all other sources.

The proposed development's vulnerability classification is compatible with the Flood Zone therefore the development is appropriate."

4.3.34 The proposed development will not create any impermeable areas and should not therefore cause surface water drainage issues. The shepherds huts will be connected to the existing foul drainage.

4.3.35 There is an increase flood risk in relation to the dog walking facility. However, should any significant flooding occur, the field would not be available for use and the booking system could be temporarily closed. This would be acceptable for this type of proposed use.

4.3.36 The proposed development is therefore considered to comply with the provisions of Local Plan Policy NE7 and the NPPF.

Ecology and Landscape

4.3.37 North Herts DC Ecology officer has been consulted as part of the application and raised no objection.

4.3.38 The ecology officer commented that:

"The Statutory Metric provided identifies the site biodiversity baseline as 17.24 habitat units and 0.01 watercourse units, the post-development habitats of the site are valued at 18.98 habitat units and 0.03 watercourse units thereby meeting the mandatory requirement for 10% BNG."

4.3.39 A Biodiversity Net Gain Assessment prepared by Brown & Co dated February 2026 was submitted in support of the application. The report notes no irreplaceable or Priority habitats were present within the site. The grassland field will be partially lost to create the dog walking field and glamping site.

4.3.40 Ecological enhancements are proposed. New sections of native hedgerow and trees are proposed to be planted adjacent to the new shepherds hut and around the dog walking field. The retained section of ditch within the south of the site will be enhanced via the planting of a range of emergent, submergent, and floating-leaved plants.

4.3.41 The proposed development is close an identified wildlife site, with the access crossing through the wildlife site. The part of the site crossing with wildlife site is already existing. The proposal is modest in size, with construction limited to a new track, parking areas and fencing. These features are set away from the wildlife site and separated by an existing fence. The increase in activity at the site will be modest. Minimal, low level external lighting is proposed and a condition is attached requiring any external lighting details to be submitted to the Local Planning Authority for approval. The impact of the proposal on the wildlife site will be minimal.

4.3.42 Overall, the impact of the proposed development on the ecology of the site is acceptable and complies with Local Plan policy NE4, Policy E4 of the Ickleford Neighbourhood Plan and the requirements of the NPPF.

Heritage

4.3.43 A Heritage Note prepared by Stone & Meadow has been submitted in support of the proposal. The report concludes that the proposed scheme will have a neutral impact on the listed heritage assets of Lower Green Farmhouse and the north barn range.

4.3.45 The applicant states that the proposal is intentionally small scale in nature and positioned in a way to limit visual impact on the heritage assets. The report also emphasises that the additional landscaping proposed will only soften this, providing screening and privacy.

4.3.46 No unacceptable impact to heritage assets will occur in line with section 20 of the NPPF, Local Plan policy HE1 and the provisions of the Ickleford Neighbourhood Plan.

Tourism and Economy

4.3.47 Policy E4 of the NPPF sets out that sustainable growth of businesses in rural areas should be supported through, amongst other things, facilities to support rural leisure and tourism.

4.3.48 Local Plan policy ETC3 refers to employment uses and states that the council will proactively encourage sustainable economic growth and will support new and existing businesses.

4.3.49 Local Plan Policy ETC8 refers to tourism and states that tourism-related development will be granted planning permission, subject to the sequential approach, provided that it:

a) Increases the attractiveness of the District as a tourist destination;

b) Improves visitor accommodation; or

c) Delivers sustainable tourist and visitor attractions in appropriate locations.

4.3.50 Supporting text to the policy recognises the benefits tourism can bring to the district, both directly and indirectly. The current application represents a rural tourism use in a countryside setting. The proposed use, by its nature as a rural glamping site and dog walking field, cannot be accommodated in a town centre location.

4.3.51 It will provide visitor accommodation and is sited in an appropriate location, within walking distance of Ickleford village. Some new employment opportunities may arise.

4.3.52 The proposal meets the policy requirements of the NPPF and local plan policies ETC3, ETC8 and policies E3 of the Ickleford Neighbourhood Plan

4.4 Conclusion

4.4.1 The proposal falls within the NPPF Policy GB7 categories and is not inappropriate development in the Green Belt. The proposal is therefore acceptable in principle outside of a settlement and in the Green Belt.

4.4.2 The overall design is acceptable. No unacceptable harm will arise to neighbouring amenity. Potential harm arising from noise and activity at the site can be controlled through conditions.

4.4.3 The proposal will provide some additional visitor accommodation within the district and a dog walking field for outdoor recreation.

4.4.4 Access and parking are acceptable. The proposed new uses will not result in a significant intensification of activity or trip generation to and from the site.

4.4.5 No unacceptable harm will occur to the ecology of the site, with ecological and landscape enhancements being proposed.

4.4.6 No harm to the nearby heritage assets will arise.

4.4.7 Flood risk is acceptable for the proposed uses.

4.4.8 Overall, the proposal is acceptable in planning terms and complies with the policy requirements of the NPPF, the Local Plan and the Ickleford Neighbourhood Plan.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

2. 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.

3. 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.

4. Prior to the commencement of development, and for the duration of construction and thereafter, Public Bridleway Ickleford 004 shall remain unobstructed and available for use at all times. No materials, plant, or equipment associated with the development shall be stored or placed on the public right of way.

Reason: To ensure the continued safe and convenient use of the public right of way in accordance with the NPPF.

5. Prior to first occupation of the shepherds huts and prior to the first use of the dog walking field by members of the public of the development hereby permitted, the vehicular parking and turning areas shown on the approved plans shall be laid out, surfaced, and made available for each use. These areas shall thereafter be permanently retained for their intended purpose.

Reason: To ensure adequate off-street parking and turning provision in the interests of highway safety and to avoid obstruction of the public highway, in accordance with Policy T1.

6. Prior to first occupation of the shepherds huts or prior to the first use of the dog walking field by members of the public (whichever is first), all access roads, driveways, and turning areas within the site shall be properly surfaced in a hardbound material for a minimum distance of 5 metres from the highway boundary and retained thereafter.

Reason: To prevent the discharge of loose material onto the highway in the interests of highway safety, in accordance with Policy T1 and the NPPF.

7. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Method shall include details of:
 - a. Access arrangements to the site;
 - b. Traffic management requirements;
 - c. Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);
 - d. Siting and details of wheel washing facilities;
 - e. Cleaning of site entrances, site tracks and the adjacent public highway;
 - f. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times (if nearby schools);
 - g. Provision of sufficient on-site parking prior to commencement of construction activities;
 - h. Post construction restoration/reinstatement of the working areas and temporary access to the public highway; and
 - i. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018), Policy T1 of the Local Plan and the NPPF.

8. The site shall not be open to the public until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. Such a

management plan shall identify measures to control noise emanating from the hereby permitted uses. Any identified measures shall be implemented in accordance with the approved plan at all times.

Reason: To protect the amenity of neighbouring residents. in accordance with Local Plan policy D3 and the requirements of the NPPF.

9. The approved details of landscaping shall be carried out before the end of the first planting season following either the first use of the dog walking field or first occupation of the shepherds huts, 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 safeguard and enhance 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.

10. Prior to first occupation of the shepherds huts or use of the dog walking field by members of the public (whichever is first), details of any proposed lighting must be submitted to and agreed in writing by the Local Planning Authority and only the agreed details can be implemented on site.

Reason: In the interests of the appearance of the locality within the countryside and Green Belt and in accordance with Policy NE2 of the North Hertfordshire Local Plan 2011 - 2031.

11. There shall be no buildings, structures, hard surfaces, artificial grass, fences or other permanent means of enclosure on the application site, other than those approved as part of this application, unless first agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the locality and openness of the Green Belt and in accordance with Policy NE2 of the North Hertfordshire Local Plan 2011 - 2031.

12. The dog walking field shall not be used except between 0800 hours and 2000 hours, without the prior agreement in writing of the Local Planning Authority.

Reason: In the interests of amenity and in accordance with Policy D3 of the Local Plan and requirements of the NPPF.

13. The dog walking field shall only be used on the basis of one booking per hour as setting out in the supporting Planning Statement dated February 2026, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to control the level of use and trip generation at the site in accordance with Policy T1 and Policy D3 of the Local Plan and requirements of the NPPF.

14. There shall be no external storage of equipment and general paraphernalia associated with the dog walking use of the land.

Reason: In the interests of the appearance of the locality and openness of the Green Belt and in accordance with Policy NE2 of the North Hertfordshire Local Plan 2011 - 2031.

15. In the event that the use of the dog walking field hereby permitted ceases, the approved fencing and associated structures hereby permitted shall be removed from the site within 3 months of its last use as a dog walking site and the land reinstated to its former condition.

Reason: In the interests of visual amenity and to preserve the openness of the Green Belt.

16. Glamping site is limited to the southern part of the site as shown on plan DK0001 P2 and for a maximum of 5 shepherds hut style structures.

Reason: In the interests of the appearance of the locality and openness of the Green Belt and to limit trip generation in accordance with Policy NE2, SP5 and T2 of the North Hertfordshire Local Plan 2011 - 2031.

17. The shepherds huts hereby approved shall be used solely for short-stay, holiday lets only and not for long term or permanent occupation.

Reason: In the interests of the appearance of the locality and openness of the Green Belt and to limit trip generation in accordance with Policy NE2, SP5 and T2 of the North Hertfordshire Local Plan 2011 - 2031.

18. In the event that the use of the glamping site hereby permitted ceases, the approved shepherds huts and associated structures hereby permitted shall be removed from the site within 3 months of the last use and the land reinstated to its former condition.

Reason: In the interests of visual amenity and to preserve the openness of the Green Belt.

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:

19. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

Proactive Statement:

20. Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

Proactive Statement:

21. Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

Proactive Statement:

22. Advice about how to prepare a Biodiversity Gain Plan and a template can be found at

<https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

The Biodiversity Gain Plan should be submitted as an 'application for approval of details reserved by condition following grant of planning permission' via the Planning Portal.

Proactive Statement:

- 23. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:
- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)
- For further guidance please visit Flood risk activities: environmental permits -GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.
- The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Proactive Statement:

24. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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	Development Management North Hertfordshire District Council Council Offices
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 Anne McDonald	Gernon Road Letchworth Herts SG6 3JF
Determining Officer	
Date: 21 September 2026	