

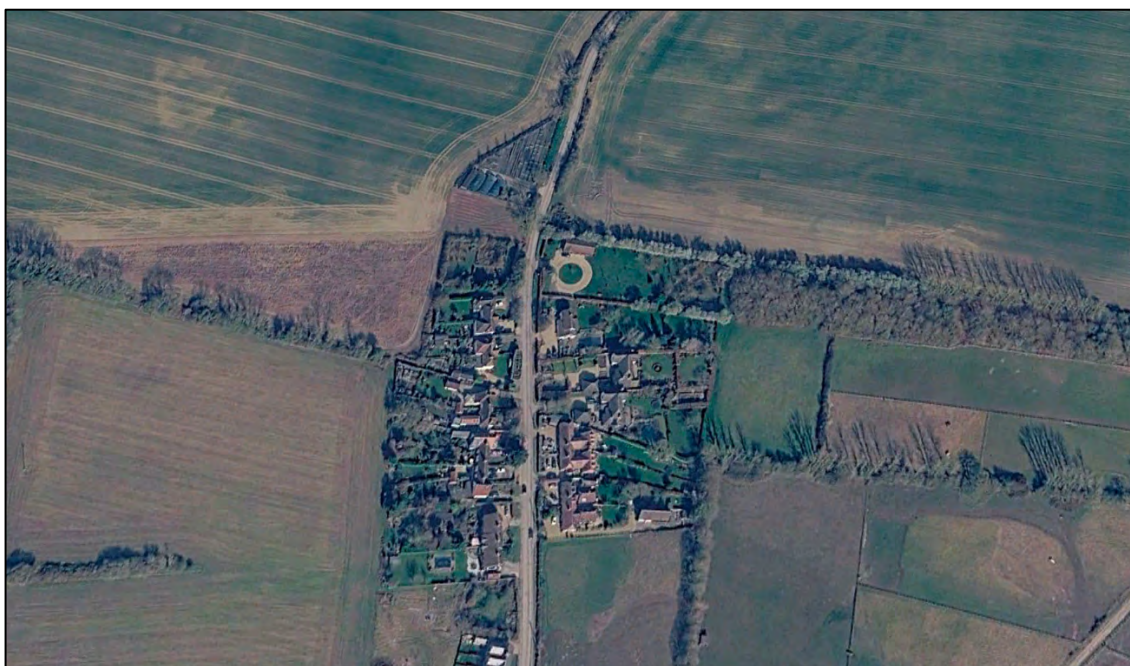


PLANNING STATEMENT

Land North of no.79 Ashwell Road, Bygrave, SG7 5EB

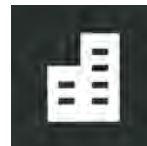
Job Ref: 26/065

Date: August 2026



Prepared by Tom Donovan BA (Hons), MA, MRTPI on behalf of

PETER GEORGE TOWN PLANNING



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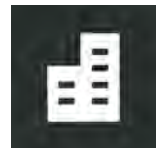


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Appendix 1: Five-Year Housing Land Supply Update (November 2025)

Appendix 2: Decision Notice, Delegated Report and Location Plan Application Ref.
25/02219/FP

Appendix 3: Appeal Decision Letter Ref. APP/X1925/W/24/3347012



Section 1: Introduction & Background

- 1.1 Peter George Town Planning has been instructed by Mr Northern to prepare and submit a planning application for **permission in principle** (PiP) for the erection of two dwellings at Land North of 79 Ashwell Road, Bygrave, Baldock, SG7 5EB.
- 1.2 As set out within the Planning Practice Guidance (PPG), the permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development.
- 1.3 In considering whether to grant permission in principle, the PPG sets out that **the scope of permission in principle is limited to location, land use and amount of development**. Other matters should be considered at the technical details consent stage.
- 1.4 The purpose of this statement is to set out the proposals, relevant local and national planning policy, and ultimately make the case as to why permission in principle should be granted.



Section 2: Analysis of the Site and Surroundings

The Application Site

- 2.1 The application site comprises an undeveloped parcel of land located at the north-western end of Bygrave immediately to the north of no.79 Ashwell Road. The site is utilised as additional garden land to no.79. Whilst much of Bygrave is located within the Metropolitan Green Belt, the land lies within the Rural Area beyond the Green Belt.



Figure 1 - The Application Site

- 2.2 The site extends to approximately 0.14 hectares and comprises a relatively level parcel of enclosed grassland situated immediately adjacent to the residential curtilage of no.79. Mature hedgerows and trees define the site



boundaries giving the site a high degree of enclosure from the surrounding countryside.

- 2.3 No.79 and properties to the south to the west side of Ashwell Road are primarily two-storey properties set out in semi-detached pairs and short terraces. There are also residential properties to the east side of Ashwell Road with these being a mix of one- and two-storey detached and semi-detached dwellings.
- 2.4 The site bounds part of an agricultural field to the north, with Herts Native Trees situated beyond this. Planning permission was granted in November 2025 for a single-storey self-build dwelling and detached garage on this site (ref. 25/02219/FP).
- 2.5 The site benefits from a shared vehicular access which also serves no.79 Ashwell Road. Ashwell Road is a classified C road with a 30mph speed limit. There are no public rights of way on or adjacent to the site.
- 2.6 The site does not lie within nor is it adjacent to a conservation area. The nearest listed buildings are situated on Church Lane which is approximately



300m to the south of the site. The site is not understood to lie in an archaeological area.

- 2.7 The site is located wholly within Flood Zone 1. It is not at risk of surface water flooding. The historic use of the site indicates that it is at low risk of being contaminated.

Wider Context

- 2.8 Bygrave is a Category C village as per the Council's adopted local plan. The village contains a parish church and a number of dwellings, farmsteads and some small-scale employment facilities.
- 2.9 There is a bus stop a short distance to the south of the site on Ashwell Road. This is served by the no. 91/91A buses which provide services to Royston, Baldock, Letchworth Garden City and Hitchin. The 91/91A service operates regularly throughout the day on Mondays to Saturdays, including an approximately hourly service on weekdays.



Section 3: The Development Proposal

3.1 The proposed development can be described as follows:

“Permission in principle: Erection of 2 dwellings.”

3.2 The Planning Practice Guidance sets out that:

“The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second (‘technical details consent’) stage is when the detailed development proposals are assessed.”

3.3 This application is submitted as the ‘first stage’ or the ‘permission in principle’ stage. Subject to permission being granted, the detailed development proposals would be submitted as part of the ‘second stage’ otherwise known as ‘technical details consent’.



- 3.4 An indicative site plan is provided with the application showing broadly how two dwellings could be delivered on the site in a manner broadly in keeping with this part of Ashwell Road and to demonstrate that the amount of development would be acceptable.
- 3.5 The site benefits from an existing vehicular access which is likely to be used to access the site. This is a matter for determination as part of stage 2 of PIP.



Section 4: Relevant Planning Policy

Basis for Determining Planning Applications/ Appeals

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act together require that planning applications for planning permissions be determined in accordance with the Development Plan, read as a whole, unless material considerations indicate otherwise.

Presumption in Favour of Sustainable Development

- 4.2 The National Planning Policy Framework (the Framework), published in August 2026, is a material consideration in the determination of planning applications. Policy S3 establishes a presumption in favour of sustainable development and requires Policy S4 to be applied to development proposals within settlements and Policy S5 to proposals outside settlements. In all locations, development proposals which accord with both an up-to-date development plan and the national decision-making policies within the Framework should be approved without delay. The Application should therefore be determined in accordance with the development plan unless material considerations indicate otherwise, with



the relevant national decision-making policies of the Framework forming an important material consideration in that assessment.

Development Plan

- 4.3 Section 38(6) of the Planning Compulsory Purchase Act 2004 states that:
- “If regard is to be had to the development plan for the purpose of any determination under the Planning Acts, the determination must be made in accordance with the plan unless material considerations dictate otherwise.”*
- 4.4 The development plan context for the planning application is provided by:
- **North Hertfordshire Local Plan 2011-2031 (adopted November 2022)**
- 4.5 The following policies are considered relevant to the consideration of this application:
- Policy SP1: Sustainable Development in North Hertfordshire
 - Policy SP2: Settlement Hierarchy and Spatial Distribution
 - Policy SP5: Countryside and Green Belt
 - 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 CGB1: Rural Areas beyond the Green Belt



- Policy T1: Assessment of Transport Matters
- Policy T2: Parking
- Policy D1: Sustainable Design
- Policy D3: Protecting Living Conditions
- Policy D4: Air Quality
- Policy NE1: Strategic Green Infrastructure
- Policy NE4: Biodiversity and Geological Sites
- Policy NE7: Reducing Flood Risk
- Policy NE8: Sustainable Drainage Systems
- Policy NE9: Water Quality and Environment
- Policy NE11: Contaminated Land

Other Material Considerations

National Policy & Guidance

- 4.6 The Framework is a material consideration, as is the Planning Practice Guidance (PPG).

Supplementary Planning Documents

- Vehicle Parking at New Development SPD (September 2011)
- North Herts Design Code (2026)



Section 5: Planning Analysis

Permission in Principle

- 5.1 As set out within the Planning Practice Guidance (PPG), the permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development.
- 5.2 In considering whether to grant Permission in Principle, the PPG sets out that the scope of consideration is limited to location, land use and amount of development. In this case, this requires consideration of whether the site represents an appropriate location for residential development, having regard to its relationship with Bygrave and its designation as Rural Area Beyond the Green Belt, and whether the site is capable of accommodating the amount of development proposed. All other matters are reserved for consideration at the Technical Details Consent stage.

Principle of Development – Location & Land Use

Policy Background



5.3 Policy SP1 of the North Herts Local Plan 2011–2031 (LP) indicates that planning permission will usually be granted for proposals that contribute towards the targets and aspirations in the Plan and which are acceptable, or able to be made acceptable, having regard to the detailed planning policies contained within the Plan. LP Policy SP2 sets out the spatial strategy for the district and makes provision for housing growth over the plan period.

5.4 LP Policy SP2 categorises the main towns, villages and other settlements according to their role and ability to accommodate development. The majority of development is directed towards the district's main settlements, with a proportion of growth dispersed amongst the other settlements and villages.

National Policy Context

5.5 The National Planning Policy Framework (the Framework), published in August 2026, establishes at Policy S3 a presumption in favour of sustainable development. In applying that presumption, Policy S3 distinguishes between development within settlements, to which Policy S4 applies, and development outside settlements, to which Policy S5 applies.

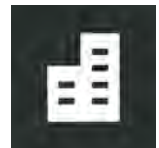


5.6 The Framework defines a 'settlement' as including cities, towns, villages and other predominantly built-up areas, including areas defined as settlements in the development plan. Bygrave is expressly identified within the adopted Local Plan as a Category C settlement and therefore constitutes a settlement for the purposes of the Framework. However, given that the site lies towards the edge of the settlement, it is necessary to establish whether the site should be treated as falling within the settlement for the purposes of the application of Policies S4 and S5 of the Framework.

Policy S4 – Development Within Settlements

5.7 If the application site is considered to fall within the settlement of Bygrave for the purposes of the Framework, Policy S4 applies. Policy S4 establishes a clear presumption in favour of development within settlements, providing that development proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the Framework.

5.8 In this case, the site is immediately adjacent to existing residential development, lies opposite established dwellings on the eastern side of Ashwell Road and is located to the south of the recently approved dwelling at Herts Native Trees. It therefore forms part of an established pattern of



development associated with Bygrave and has a strong physical and visual relationship with the village. As set out below, the proposal would amount to a modest addition of two dwellings and would not give rise to adverse effects capable of substantially outweighing the benefits of the development. Accordingly, insofar as the site is considered to be within the settlement, the principle of residential development is supported by Policy S4.

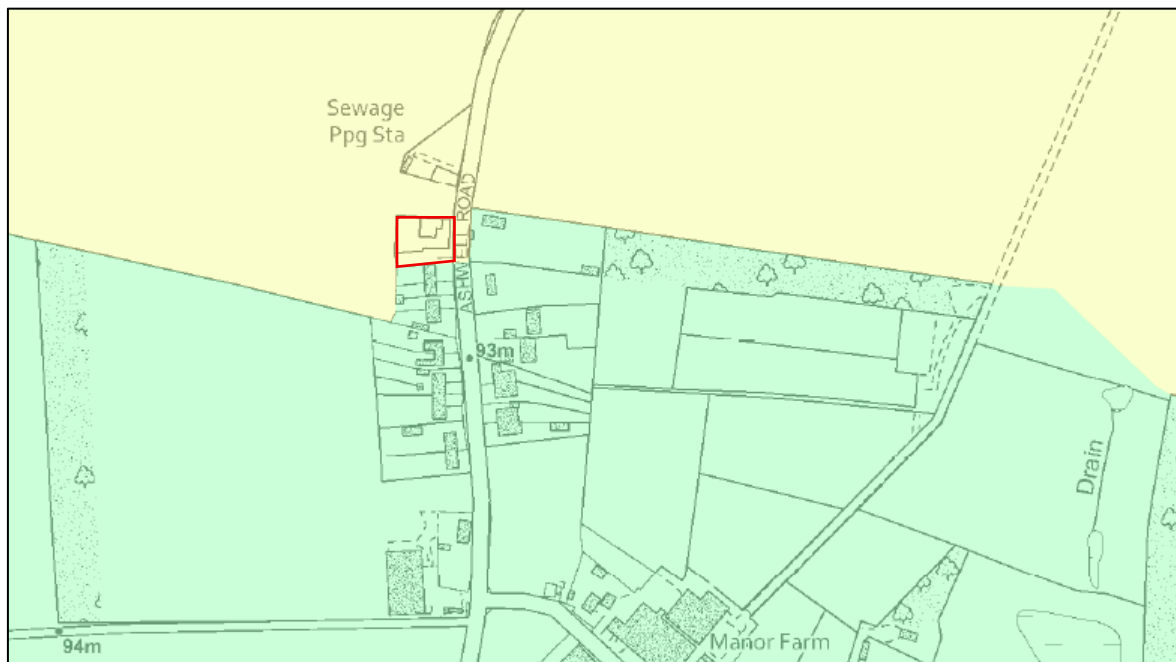


Figure 2 - Excerpt from LP Mapping

Policy S5 – Development Outside Settlements

- 5.9 Alternatively, if the application site is considered to lie outside the settlement for the purposes of the Framework, the proposal falls to be considered under Policy S5. Importantly, Policy S5 does not establish a general presumption against development outside settlements. Rather, it



identifies a number of forms of development which should be approved, subject to the balance set out within that policy.

- 5.10 Of particular relevance is Policy S5(1)(j), which applies to development that would address an evidenced unmet need. The policy expressly identifies housing proposals where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites as falling within this category. In such circumstances, development should be approved where it would be physically well-related to an existing settlement and is of a scale which can be accommodated having regard to the existing or proposed availability of infrastructure, unless the benefits of approving the development would be substantially outweighed by adverse effects when assessed against the national decision-making policies in the Framework.
- 5.11 The Council's Five-Year Housing Land Supply Update of November 2025 identifies a supply of no more than 2.6 years (Five Year Housing Supply Statement attached as **Appendix 1**). There is therefore an evidenced unmet need for housing for the purposes of Policy S5(1)(j). The application site is immediately adjacent to the existing built form of Bygrave and, for the reasons set out below, is physically well-related to the settlement. The proposal is also limited to two dwellings and is of a scale that can readily be



accommodated having regard to the infrastructure available to the village and surrounding area.

- 5.12 Accordingly, the proposal is capable of being considered favourably under either policy route. If the site is regarded as falling within the settlement, Policy S4 applies. Alternatively, if it is regarded as falling outside the settlement, the housing land supply shortfall, together with the site's physical relationship with Bygrave and the limited scale of development proposed, engages Policy S5(1)(j). The detailed assessment against these considerations is set out below.

Relationship with the Settlement and the Countryside

- 5.13 The application site is located at the northern end of Bygrave, immediately to the north of and adjacent to No. 79 Ashwell Road. Although the site lies beyond the defined settlement boundary and within the Rural Area Beyond the Green Belt, it occupies an edge-of-settlement location with a strong physical and visual relationship with the existing built form of the village.
- 5.14 Indeed, there are existing dwellings immediately to the south of the site, established residential development opposite on the eastern side of Ashwell Road and a dwelling recently approved to the north at the Herts



Native Trees site (ref. 25/02219/FP, decision notice, delegated report and location plan attached as **Appendix 2**). The site is therefore experienced in the context of existing and approved residential development rather than as an isolated parcel of land detached from the settlement.

- 5.15 The site is also well contained by established mature hedging and trees which clearly delineate it from the wider agricultural land. This physical containment, together with the surrounding pattern of development, means that the site has a substantially stronger relationship with the built form of Bygrave than with the wider open countryside.
- 5.16 Development of the site for two dwellings would therefore represent a modest and logical rounding-off of the existing settlement pattern. It would not establish an isolated or sporadic form of development or materially project the village into an otherwise undeveloped landscape. Rather, it would consolidate the existing pattern of development along Ashwell Road.
- 5.17 Accordingly, if the site is considered to fall outside the settlement for the purposes of Policy S5, it is nevertheless clearly physically well-related to the existing settlement. The proposal is also limited to two dwellings and is



proportionate to the scale and character of Bygrave. The site therefore satisfies the requirement to be physically well-related to an existing settlement and is of an appropriate scale for the size and character of the settlement.

Character and Appearance

- 5.18 In addition to the site's relationship with the settlement, it is necessary to consider whether residential development would give rise to any adverse effects upon the character and appearance of the area which should weigh against the proposal.
- 5.19 The site has a high degree of visual containment as a result of the mature hedging and trees along its boundaries. Consequently, views of development from the wider countryside would be limited. Where the site is visible, it would principally be experienced against the backdrop and in the context of the existing residential development at Bygrave.
- 5.20 The indicative layout demonstrates that two dwellings can be accommodated in a manner which responds appropriately to the established pattern and grain of development along Ashwell Road. The proposal would not result in an incongruous projection of built



development into the countryside but would instead read as a limited addition to the existing village frontage.

- 5.21 The site is not located within a National Landscape or the Green Belt and there are no identified landscape designations which indicate that development of this limited scale would be unacceptable in principle. It's contained character and relationship with surrounding built development materially limit its sensitivity to the proposed change.
- 5.22 Accordingly, residential development of the site for two dwellings would not result in unacceptable harm to the character or appearance of the settlement or surrounding countryside. Any change arising from the introduction of built development would be limited and localised and would not amount to an adverse effect of such significance as to substantially outweigh the benefits of the proposal for the purposes of either Policy S4 or Policy S5.

Accessibility and Sustainability

- 5.23 As location is one of the matters to be determined at the Permission in Principle stage, consideration should also be given to the accessibility of the site and its relationship with services, facilities and transport infrastructure.



5.24 Bygrave is identified as a Category C settlement within the Local Plan.

Whilst the village itself contains a relatively limited range of services and facilities, it is located close to Baldock and benefits from public transport connections to larger settlements. A bus stop is located a short distance to the south of the site on Ashwell Road, served by the 91/91A service providing connections to Baldock, Letchworth Garden City, Hitchin and Royston.

5.25 The accessibility characteristics of Bygrave have also previously been considered at appeal. In allowing appeal ref. APP/X1925/W/24/3347012 (appeal decision attached as **Appendix 3**) for four dwellings at the southern end of Ashwell Road, the Inspector had regard to the limited range of facilities within the village, but also its proximity to Baldock, the BA1 strategic allocation and the availability of bus services and concluded that the development would occupy a sustainable location. The permission granted at Herts Native Trees (ref. 25/02219/FP) is also relevant as this was found to be a sustainable location for new housing also.

5.26 Although both decisions were made in accordance with an earlier version of the Framework, both are material inasmuch as it relates to the accessibility and locational characteristics of Bygrave.



5.27 The proposal is for only two dwellings and would therefore generate a very limited additional demand upon local infrastructure and transport networks. Having regard to the scale of development, the site's relationship with Bygrave, its proximity to Baldock and the availability of public transport, there is no locational or accessibility constraint which would render the proposed residential use unacceptable. These considerations also support the conclusion that the development is of a scale capable of being accommodated having regard to available infrastructure for the purposes of Policy S5(1)(j).

Summary

5.28 The proposed development would represent a modest and logical addition to the existing built form of Bygrave. The site is visually contained and has a strong physical and visual relationship with existing and approved residential development along Ashwell Road, such that it relates more closely to the village than to the wider countryside. Development for two dwellings would therefore represent a natural rounding-off of the settlement pattern and would not result in unacceptable harm to the character or appearance of Bygrave or the surrounding Rural Area Beyond the Green Belt.



- 5.29 Bygrave is identified as a Category C settlement within the adopted Local Plan and, if the application site is considered to fall within the settlement for the purposes of the Framework, Policy S4 applies. For the reasons set out above, there are no adverse effects arising from the location, land use or amount of development proposed which would substantially outweigh the benefits of granting permission when assessed against the relevant national decision-making policies of the Framework. On that basis, the proposal would comply with Policy S4 and should be approved in accordance with the presumption in favour of sustainable development established by Policy S3.
- 5.30 Alternatively, if the site is considered to fall outside the settlement, it is acknowledged that the proposal gives rise to a degree of conflict with the locational strategy of LP Policies SP2, SP5 and CGB1. However, the Council's inability to demonstrate a five-year supply of deliverable housing land establishes an evidenced unmet need for housing for the purposes of Policy S5(1)(j). The site is physically well-related to Bygrave, and the proposed development of two dwellings is of a scale capable of being accommodated having regard to available infrastructure. The proposal therefore satisfies the requirements of Policy S5(1)(j) and, as there are no adverse effects which would substantially outweigh the benefits of granting permission, it



should similarly be approved in accordance with Policy S5 and the presumption in favour of sustainable development established by Policy S3.

- 5.31 Accordingly, whichever approach is taken to the site's relationship with the settlement for the purposes of the Framework, the outcome is the same. If the site is considered to fall within the settlement, the proposal complies with Policy S4; if it is considered to fall outside the settlement, it complies with the relevant provisions of Policy S5. In either case, the presumption in favour of sustainable development established by Policy S3 applies and supports the grant of permission. The site is therefore suitable for residential development in respect of the **location** and **land use** components of the Permission in Principle application.

Amount of Development

- 5.32 The indicative proposals demonstrate that the site is capable of accommodating two dwellings in a manner which responds appropriately to the surrounding pattern of development and the character of the area. The indicative density and disposition of development are comparable with the established residential development along the western side of Ashwell Road and demonstrate that two dwellings can be accommodated without resulting in an unduly intensive form of development or undermining the



established settlement pattern. The limited quantum of development is also proportionate to the scale and character of Bygrave and, insofar as Policy S5 is applicable, is of a scale capable of being accommodated having regard to the availability of infrastructure.

- 5.33 Accordingly, and insofar as is relevant to the determination of this Permission in Principle application, the proposed **amount** of development, comprising two dwellings, is considered appropriate. Matters of detailed layout, scale, appearance, landscaping and other technical considerations would fall to be assessed through any subsequent Technical Details Consent application.

Other Matters

Highways Safety

- 5.34 It is anticipated that the proposed development would utilise the existing access onto Ashwell Road. There is no evidence of any fundamental highway constraint which would render the location unsuitable, in principle, for residential development of the limited amount proposed. The detailed design and geometry of the access, visibility provision, parking and turning



arrangements and internal layout would be matters for detailed consideration at the Technical Details Consent stage.

5.35 Matters relating to detailed design and appearance, landscaping, drainage, ecology, residential amenity, detailed highway arrangements and other technical considerations fall outside the scope of this Permission in Principle application. In accordance with the Planning Practice Guidance, such matters are properly reserved for consideration through the Technical Details Consent process.



Section 6: Summary & Conclusions

- 6.1 This Planning Statement accompanies an application for Permission in Principle for the erection of two dwellings on land north of 79 Ashwell Road, Bygrave. In accordance with the Planning Practice Guidance, the matters for consideration at the Permission in Principle stage are limited to the location, land use and amount of development. Matters of detailed design, appearance, layout, landscaping, access and other technical considerations are appropriately reserved for consideration through a subsequent Technical Details Consent application.
- 6.2 The site occupies a visually contained location with a strong physical and visual relationship with the established built form of Bygrave. Development for two dwellings would represent a modest and logical rounding-off of the existing settlement pattern rather than an isolated or sporadic encroachment into the countryside. The proposal would not result in unacceptable harm to the character or appearance of Bygrave or the surrounding Rural Area Beyond the Green Belt, and there are no accessibility, infrastructure or other locational constraints which indicate that the site is unsuitable for the proposed amount of residential development.



- 6.3 Bygrave is identified as a Category C settlement within the adopted Local Plan. If the application site is considered to fall within the settlement for the purposes of the Framework, Policy S4 applies. There are no adverse effects arising from the location, land use or amount of development proposed which would substantially outweigh the benefits of granting permission when assessed against the relevant national decision-making policies of the Framework. On that basis, the proposal would comply with Policy S4 and should be approved in accordance with the presumption in favour of sustainable development established by Policy S3.
- 6.4 Alternatively, if the site is considered to fall outside the settlement, it is acknowledged that the proposal gives rise to a degree of conflict with the locational strategy of LP Policies SP2, SP5 and CGB1. However, the Council's inability to demonstrate a five-year supply of deliverable housing land establishes an evidenced unmet need for housing for the purposes of Policy S5(1)(j). The site is physically well-related to Bygrave, and the proposed development of two dwellings is of a scale capable of being accommodated having regard to available infrastructure. The proposal therefore satisfies the requirements of Policy S5(1)(j) and, as there are no adverse effects which would substantially outweigh the benefits of granting permission, it



should similarly be approved in accordance with Policy S5 and the presumption in favour of sustainable development established by Policy S3.

6.5 Accordingly, whichever approach is taken to the site's relationship with the settlement for the purposes of the Framework, the outcome is the same. If the site is considered to fall within the settlement, the proposal complies with Policy S4; if it is considered to fall outside the settlement, it complies with the relevant provisions of Policy S5. In either case, the presumption in favour of sustainable development established by Policy S3 applies and supports the grant of permission. The site is therefore suitable for residential development in respect of its location, land use and the amount of development proposed, and it is respectfully requested that Permission in Principle be granted.



APPENDIX 1: Five-Year Housing Land Supply Update (November 2025)

Five-Year Housing Land Supply Update

November 2025



**North
Herts**
Council

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INTRODUCTION

Introduction

North Hertfordshire's Local Plan (NHLP) was adopted on 8 November 2022. Since the National Planning Policy Framework (NPPF) was updated on 20 December 2024, the rules for demonstrating a five-year housing land supply have changed and we must now show how housing delivery is expected to roll out over the plan period.

The updated NPPF requires us to identify and update, each year, a supply of specific deliverable sites sufficient to meet a minimum five years' worth of housing against our adopted strategic housing requirement, or against local housing need where strategic policies are more than five years old.

The five-year supply must include a buffer to strengthen prospects of delivery:

- **5%** to ensure choice and competition, or
- **20%** where there has been significant under-delivery over the previous three years, or
- From 1 July 2026 a 20% buffer will be required for decision-making if our housing requirement was adopted within the last five years against an earlier version of the Framework **and** that requirement is 80% or less of the most up-to-date local housing need calculated using the standard method. Will shall keep this element under review.

How this affects North Hertfordshire

We are no longer protected by the transitional provisions in earlier versions of the NPPF that previously guarded five-year supply positions tied to recently adopted local plans. That change means we must now demonstrate a compliant five-year housing land supply under the current Framework tests.

Purpose of this update

This Five-Year Housing Supply Update sets out our position as of **31 March 2025** and explains how that position should be applied to relevant planning applications and decisions.

What to expect next

This Update explains our delivery trajectory, the sites included in the five-year supply, and any buffer applied. It provides the transparent, up-to-date evidence decision-makers and applicants need to understand how housing supply is being met across North Hertfordshire.

This report sets out the figures underpinning our Objectively Assessed Needs, forming a key foundation for the preparation of our Local Plan. In addition, we've included indicative calculations based on the Government's New Standard Method for assessing Local Housing Need. These figures are provided for context only, as we are currently unable to formally progress our Local Plan Update, pending the publication of the necessary regulations by Government.

FIVE-YEAR HOUSING REQUIREMENT

Five-Year Housing Requirement

Our Local Plan requires us to provide land for a minimum of 13,000 homes between 2011 and 2031. That target translates to an annual requirement of 650 homes. We monitor residential land availability every year, and this statement records the position as at 31 March 2025, prepared in line with national [Planning Practice Guidance \(PPG\)](#).

Paragraph 31 of the PPG directs us to make up any past shortfall within the next five years using the Sedgefield approach. During plan preparation we chose a different, more measured route to address historical under-delivery which involved spreading the shortfall across the remaining Plan period. The Examining Inspector agreed with this approach and confirmed it as the most appropriate method for calculating our five-year housing land supply.

*'...the Council proposes to use the 'three-stepped approach'...in combination with applying the 'Liverpool' method, spreading the shortfall in delivery since the beginning of the Plan period across the remainder of the Plan period...I am of the firm view that it is the most appropriate in this case and should form the basis for future calculations of the district's five-year housing land supply.'*¹.

Policy IMR1 in the NHLP sets out our approach clearly:

- We apply the **Liverpool approach**, meeting the accumulated shortfall over the remainder of the Plan period rather than compressing it into the next five years.
- Once the combined annual requirement and any remaining shortfall are established, we apply a buffer if required, reflecting the most recent Housing Delivery Test outcome.

Policy IMR1: Five Year Housing Land Supply

In order to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing, we will:

- Deliver the total housing requirement of 13,000 net dwellings over the plan period on a stepped basis. The Council's five-year housing land supply will be measured against housing requirement targets of:
 - 350 dwellings per annum for the plan period from 2011 to 31 March 2020;
 - 500 dwellings per annum for the plan period from 1 April 2020 to 31 March 2024; and
 - 1,120 dwellings per annum for the remainder of the plan period from 1 April 2024 to 2031.
- Add any shortfall in housing delivery since the plan's start date, spread evenly over the remaining plan period, to the calculation of the requirement;
- Ensure that the supply of specific, deliverable sites included a buffer (moved forward from later in the plan period) in line with national planning policy; and
- Monitor housing completion and permissions on an ongoing basis to ensure the housing trajectory is based upon robust and up-to-date information and assumptions.

Stepped housing delivery

Liverpool Approach

As such, the annual housing requirement that should be used for calculating our five-year housing land supply is that set out in Policy IMR1: Five Year Housing Land Supply, of our

¹ Paragraph 113 [Inspectors Report](#)

Local Plan:

- 350 dwellings per year from 2011 to 31 March 2020
- 500 dwellings per year from 1 April 2020 to 31 March 2024; and
- 1,120 dwellings per year from 1 April 2024 to 2031.

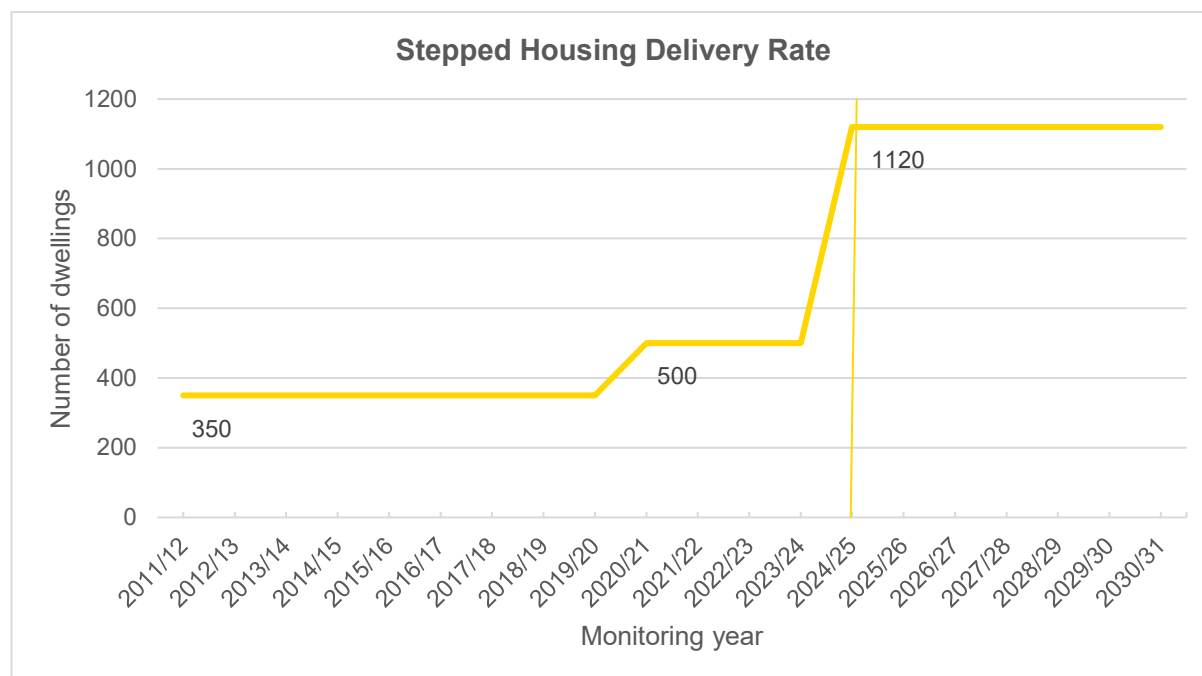


Fig 1 – Stepped housing delivery rate

Annual housing requirement figure	1,120
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Table 1 – Annual housing requirement figure to 31 March 2025

Table 2 presents our cumulative net housing completions from the Local Plan base date of 1 April 2011 through to the current monitoring date.

The PPG² requires any shortfall to be measured from this adopted plan start date. The table therefore sets out, year by year, how many homes have been completed and highlights the aggregated shortfall against the Plan target since the Plan period began.

Table 2 shows that since 2020/21 our annual housing completions have not met the Plan requirement, and the cumulative shortfall has continued to increase across the Plan period. As of 31 March 2025, our district faces an undersupply of 1,253 dwellings.

² (Paragraph: 031 Reference ID: 68-031-20190722, Revision date: 22 July 2019)

Monitoring year	Annual net housing completions	Annual housing completion target	Annual net housing surplus/shortfall	Cumulative net housing completions	Cumulative housing completion target	Cumulative net housing surplus/shortfall
2011/12	384	350	34	384	350	34
2012/13	291	350	-59	675	700	-25
2013/14	259	350	-91	934	1,050	-116
2014/15	180	350	-170	1,114	1,400	-286
2015/16	341	350	-9	1,455	1,750	-295
2016/17	539	350	189	1,994	2,100	-106
2017/18	282	350	-68	2,276	2,450	-174
2018/19	220	350	-130	2,496	2,800	-304
2019/20	318	350	-32	2,814	3,150	-336
2020/21	593	500	93	3,407	3,650	-243
2021/22	333	500	-167	3,740	4,150	-410
2022/23	445	500	-55	4,185	4,650	-465
2023/24	425	500	-75	4,610	5,150	-540
2024/25	407	1120	-713	5,017	6,270	-1,253

Table 2 – Cumulative net housing completions and shortfall in housing provision 2011/12 to 2023/24

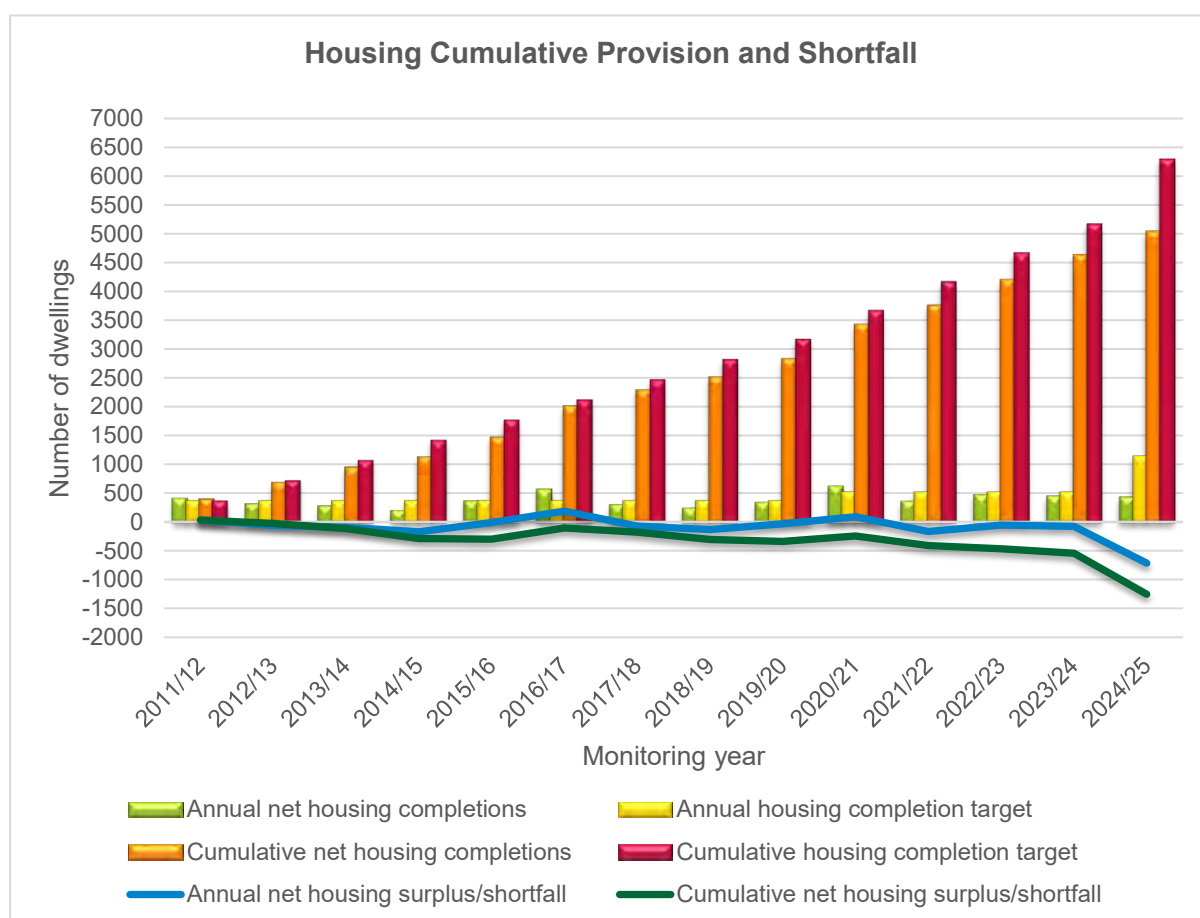


Fig 2 - Cumulative net housing completions and shortfall in housing provision 2011/12 to 2023/24

Under the Liverpool approach, this historic shortfall will be made up evenly over the remainder of the Plan period, so delivery of the 1,253 homes is spread across each year up to 2031. This approach smooths expectations for developers and communities, reduces pressure on the next five years, and provides a realistic, deliverable trajectory for meeting the Plan target by the end of the period.

Annualised requirement to provide for historic undersupply of housing using the Liverpool approach (1,253/6)

209

Table 3 – Annualised requirement for historic undersupply of housing

Paragraph 79 of the 2024 NPPF says that where an authority has experienced significant under-delivery of housing over the previous three years, an additional buffer should be added to the supply of specific deliverable sites.

The latest [Housing Delivery Test](#) (HDT) result for North Hertfordshire (published in December 2024) was 105%, so no delivery buffer is required for our five-year supply.

The HDT assesses actual housing delivery over the prior three years and is published

annually by government. Consequences by HDT band:

- >95% = No further action required.
- <95% = Authority must prepare an Action Plan.
- <85% = Action Plan plus a 20% buffer on the five-year supply.
- <75% = Action Plan, 20% buffer, and the presumption in favour of development.

Because our HDT score exceeds 95%, we do not apply an additional buffer when calculating our five-year housing land supply. This confirms that recent delivery performance (as of March 2023) is strong enough that no compensatory uplift is needed to improve the prospect of meeting planned supply.

The formula for the HDT calculation is:

$$HDT \% = \frac{\text{Total net homes delivered over three-year period}}{\text{Total number of homes required over 2-year 8-month period}^3}$$

Our results for the last published year (2023) are shown in Table 4.

ONS code	Area name	Number of homes required			Number of homes required
		2020/21	2021/22	2022/23	
E07000099	North Hertfordshire	333 ⁴	500	500	1,333
Number of homes delivered		Number of homes delivered		Score	Consequence
2020/21	2021/22	2022/23			
618	335	447	1,400	105%	None

Table 4 – HDT score 2024

The updated NPPF (December 2024) has reintroduced the 5% buffer for calculating five-year housing land supply to preserve choice and competition in the land market, reinforcing the expectation that we factor a modest uplift into supply figures to support a healthy, competitive development environment.

Following the steps above, the total five-year requirement is:

Annual homes requirement for 2024/25	Annual shortfall (Table 3)	Total annual requirement	5-Year requirement	Annual 5% buffer	Total 5-year requirement including buffer
1,120 ⁵	209 ⁶	1,329	6,645	332	6,976

Table 5 – Five-year housing requirement for North Herts, 2024/5 – 2028/29

³ For the 2023 measurement, there is a reduction in the period for measuring total homes required – usually this would be measured over a 3-year period, but an 8-month period has been used for the 2020/21 monitoring year; requirement is assessed from 1 August 2020, meaning that 243 days are assessed. This is to account for the considerable variations in levels of housing delivery as local planning authorities and construction industry faced disruption on a national, regional, and local level due to the pandemic. No adjustment was made in the 2021/22 and 2022/23 monitoring years

⁴ This figure differs from the 350-figure set out in the Local Plan - this includes the Covid-related adjustments applied by Government to the annual target figures.

⁵ From 2024/25, the annual housing requirement increases from 500 to 1,120 dwellings per year.

⁶ Rounded up from 208.83

New Standard Methodology

In December 2024 the Government published a revised standard method alongside the updated NPPF, producing a new method of calculating indicative local housing need figures for our area.

The calculation sets our annual local housing need at 1,043 homes⁷ (published 22 May 2025) and is expected to remain in force until the affordability ratios are next updated in March 2026. This is an increase from the [figure published in December 2024](#). The affordability ratio that is used to calculate the standard method Local Housing Need figure has deteriorated and therefore our housing number has increased.

The updated standard method effectively resets the baseline for housing need, removing the obligation to make up past shortfalls under the old figures and, in practical terms, allows us to “start again” on meeting housing targets. This change means historic under-delivery no longer automatically increases our current requirement, so the focus shifts to delivering against the newly calculated need going forward.

Following the same steps as previous, the total five-year requirement looks like this:

Annual homes requirement of 2024/25	Annual shortfall	Total annual requirement	5-Year requirement	Annual 5% buffer	Total 5-year requirement including buffer
1,043	0	1,043	5,215	261	5,476

Table 6 – Five-year housing requirement for North Herts - new standard method, 2024/5 – 2028/29

As stated previously, this is an indicative calculation based on the Government’s New Standard Method for assessing Local Housing Need. These figures are provided for context only, as we are currently unable to formally progress our Local Plan Update, pending the publication of the necessary regulations by Government. However, we expect to transition to this figure upon the publication of the new regulations for plan making and will use the most up to date figures for any emerging housing target for the development of the new Local Plan update.

⁷ https://www.turley.co.uk/sites/default/files/pdf/file/2025-05/turley_lpdf_-_revised_standard_method_analysis_may2025_0.pdf

DELIVERABLE HOUSING SUPPLY

Deliverable Housing Supply

We have identified an annual supply of sites that can realistically deliver homes within the next five years.

The NPPF defines “deliverable” housing sites as those that are:

- Available now,
- In a suitable location for development now, and
- Achievable with a realistic prospect of delivering homes within five years.

Two important distinctions follow:

- Part (a): Non-major sites with planning permission, and all sites with detailed permission, should be treated as deliverable until permission expires, unless there is clear evidence they will not deliver within five years (for example, viability issues, lack of demand, or long-term phasing).
- Part (b): Major sites with outline permission, sites allocated in a development plan, sites with a grant of permission in principle, or sites on a brownfield register are only deliverable where there is clear evidence that completions will start within five years.

For sites that require extra proof of deliverability, notably outline permissions, allocated sites, permissions in principle, and brownfield register entries, PPG suggests the following types of evidence:

- Current planning status - progress on reserved matters, linked planning performance agreements and discharge of conditions.
- Developer commitment - written agreements with the local planning authority confirming expected start dates and build-out rates.
- Concrete site preparation - firm progress on site assessments and pre-application work.
- Practical constraints and mitigation - information on viability, ownership, infrastructure delivery, or successful bids for infrastructure funding.

We are also able to draw on the [Housing and Economic Land Availability Assessment](#) to demonstrate deliverability.

All sites we have identified meet the NPPF and PPG deliverability tests by being:

- Available now,
- Situated in suitable locations, and
- Achievable within a five-year horizon.

We have grouped sites against the Annex 2 tests so it's clear which require additional

evidence, and which do not.

Part A (normally deliverable)

- Sites under construction
- Sites with detailed planning permission
- Sites with prior notification

Part B (require clear evidence to demonstrate deliverability)

- Sites with outline permission or subject to S106 agreements
- Allocated deliverable housing sites

These Part B sites will only be treated as deliverable where there is demonstrable, site-specific evidence that housing completions will begin within five years.

Units deliverable withing 5 years	
Part A	Sites under construction
	691
	Sites with detailed planning
Part B	372
	Sites with Prior Notification
	84
Part B	Sites with Outline Permission/S106
	387
	Deliverable sites
	1,882
Total	
3,416	

Table 7 – Summary of supply of deliverable housing identified 31 March 2025

In addition to the deliverable sites above, we include a windfall allowance to reflect smaller sites likely to come forward during the Plan period. This approach follows the Local Plan examination recommendations and provides useful flexibility to support delivery.

Paragraph 98 states

‘Also within the supply are 440 new houses on small windfall sites, and 257 on large windfall sites. Windfall delivery is planned for in both the first five years of the Plan from adoption and in the remaining years afterwards.’

We include a windfall figure because it builds careful contingency into the housing supply without double-counting our identified sites, reflecting the Inspector’s view that modest, site-specific opportunities, particularly in town centres. It can also help speed delivery, allowing the Plan to remain responsive to changing market signals and local development opportunities over time.

Monitoring year	Small sites	Large sites	Total
2025/26	-	-	-
2026/27	25	-	25
2027/28	35	-	35
2028/29	50	-	50
2029/30	60	43	103
Final Total	170	43	213

Table 8 – Total supply of windfall housing identified 31 March 2025



Fig 3 – Total gross windfall completions since the start of the Plan period

Our projected windfall figures are deliberately conservative, grounded in actual delivery since the Plan period began in 2011. Figure 3 plots the number of sites recorded as “windfall” through the development management process and logged by Hertfordshire County Council, showing a reliable record that supports our cautious assumptions.

CONCLUSIONS

Conclusions

Local Plan Figures

Our total requirement for housing delivery from 1 April 2025 – 31 March 2030 in our District is **6,976 dwellings**. This incorporates the objectively assessed housing need annual rate of 1,120 dwellings per year, the annual shortfall of 209 dwellings, totaling 1,044 dwellings per year, and the 5% buffer amounting to 332.

Total supply of deliverable housing identified	31 March 2025
Total number of dwellings under construction	691
Total number of dwellings with detailed planning permission	372
Total number of dwellings with prior notification (including -10% for non-implementation of under ten dwellings)	84
Total number of dwellings with outline permission/S106 (including -10% for non-implementation of under ten dwellings)	387
Total number of dwellings for other 'Deliverable' sites	1,882
Total number of dwellings for windfall sites	213
Total identified supply	3,629

Table 9 – Total supply of deliverable housing identified 31 March 2025

Table 9 shows that the **total supply of deliverable housing identified by the Council for that five-year period is 3,629 dwellings**.

This means we can demonstrate a deficit of **3,347 dwellings** over the five-year period of 2025/26 – 2029/30.

Table 10 shows that we can demonstrate a five-year land position of **2.6 years** against our adopted housing requirement. This figure falls below the five-year requirement.

Five-year housing supply calculation		
A	Objectively Assessed Need (OAN) (dwellings per year)	1,120
	OAN over 5 years	5,600
B	Remaining Local Plan period (years)	6
C	Completions 1 April 2011 – 31 March 2024	5,017
D	Target 1 April 2011 – 31 March 2024	6,270
E	Shortfall against target on 31 March 2024 (D – C)	-1,253
F	Target 1 Apr 2025 – 31 Mar 2030	5,600
G	Surplus / Shortfall to be delivered in 5yr period (E / 6 x 5)	1,044
H	Buffer to be applied (5%) based on 2023 HDT consequence	332
I	Total 5yr requirement (F + G + H)	6,976
J	Dwellings for sites under construction	691
K	Dwellings granted permission or prior approval	456
L	Dwellings granted outline permission or subject to S106	387
M	Other dwellings considered 'deliverable'	1,882
N	Dwellings from Windfall sites	213
O	Total deliverable dwellings (supply) 1 Apr 2024 – 31 Mar 2029 (J + K + L + M + N)	3,629
P	Total Years Housing Supply ((O / I) x 5)	2.6

Table 10 – Five-Year Housing Land Supply Calculation

New Standard Method

Our 5-year housing land supply under the standard housing method is also shown for comparison purposes and would be used if the new plan-making system had come into force and we were able to give formal notice to start preparing a new Local Plan.

Our total requirement for housing delivery from 1 April 2025 – 31 March 2030 in our District is **5,215 dwellings**. This incorporates the new standard method housing need annual rate of 1,043 dwellings per year, no shortfall, and the 5% buffer amounting to 261.

Table 8 shows that the **total supply of deliverable housing identified by the Council for that five-year period is 3,629 dwellings**.

This means there is a deficit of **1,586 dwellings** over the five-year period of 2025/26 – 2029/30.

Table 11 shows that we can demonstrate a five-year land position of **3.3 years** using the Governments New Standard Methodology. This figure falls below the five-year requirement.

Five-year housing supply calculation		
A	New Standard Method Local Housing Need (LHN) (dwellings per year)	1,043
	LHN over 5 years	5,215
B	Remaining Local Plan period (years)	6
C	Completions 1 April 2011 – 31 March 2024	5,017
D	Target 1 April 2011 – 31 March 2024	6,270
E	Shortfall	0
F	Target 1 Apr 2025 – 31 Mar 2030	5,215
G	Surplus / Shortfall to be delivered in 5yr period (E / 6 x 5)	0
H	Buffer to be applied (5%) based on 2023 HDT consequence	261
I	Total 5yr requirement (F + G + H)	5,476
J	Dwellings for sites under construction	691
K	Dwellings granted permission or prior approval	456
L	Dwellings granted outline permission or subject to S106	387
M	Other dwellings considered 'deliverable'	1,882
N	Dwellings from Windfall sites	213
O	Total deliverable dwellings (supply) 1 Apr 2024 – 31 Mar 2029 (J + K + L + M + N)	3,629
P	Total Years Housing Supply ((O / I) x 5)	3.3

Table 11 – Five-Year Housing Land Supply Calculation – New Standard Method



APPENDIX 2: Decision Notice, Delegated Report and Location Plan Application

Ref. 25/02219/FP



www.north-herts.gov.uk

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Mr Michael Easton
21 Shrubbery Grove
Royston
SG8 9LJ
United Kingdom

Applicant:

Mr Richard Young

PARTICULARS OF DEVELOPMENT

Application: 25/02219/FP

Proposal: Erection of one single storey self-build dwelling and detached garage including installation of PV roof panels, air source heat pump and wind turbine with a tip height of 4.5 metres (max) following removal of existing poly tunnels (as amended by plan and details received on 07/10/2025 and 14/10/2025).

Location: Herts Native Trees, Ashwell Road, Bygrave, Baldock, Hertfordshire, SG7 5EB

Plan Nos: YOU/25/05 Location Plan YOU/25/01 YOU/25/02A
YOU/25/03A YOU/25/04

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 16 September 2025, subject to the following condition(s):

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Planning Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

- a) A Preliminary Risk Assessment report documenting the ground conditions of the site with regard to potential contamination;
- b) A Generic Quantitative Risk Assessment (where shown to be necessary by the Preliminary Risk Assessment);
- c) A Detailed Quantitative Risk Assessment (where shown to be necessary by the General Quantitative Risk Assessment)
- d) A Remedial Options Appraisal and Remediation Strategy (where shown to be necessary by the Detailed Quantitative Risk Assessment).

All such work shall be undertaken in accordance with Land Contamination Risk Management (Environment Agency, 2023) or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with Policy NE11 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

4. Prior to the dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the

effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with with Policy NE11 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

5. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee boxes in buildings/has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development secures biodiversity enhancements in accordance with Policy NE4 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

6. Prior to commencement of the development hereby approved, details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to an approved in writing by the Local Planning Authority.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the character and appearance of the locality and to comply with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

7. Prior to commencement of the development hereby approved, the following landscape details shall be submitted:

- a) which, if any, of the existing vegetation is to be removed and which is to be retained
- b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting
- c) the location and type of any new walls, fences or other means of enclosure and any landscaping proposed
- d) details of any earthworks proposed
- e) elevations and floor plan details of cycle and bin storage facilities

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development an in accordance with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

8. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of the dwelling hereby

approved; 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 in accordance with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

9. Prior to the first occupation of the dwelling hereby approved, details of the Air Source Heat Pump shall be submitted to and approved in writing by the Local Planning Authority and installed on site in accordance with the approved details. Such details shall include siting, size, appearance, manufacturer's specifications, and noise generation levels.

Reason: To ensure there are no adverse impacts on the design of the dwelling hereby approved or adverse harm on the amenities of the neighbouring occupiers and to comply with Policies D1 and D3 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

10. Prior to commencement of the development hereby approved, details of the wind turbine shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include siting, size, appearance, manufacturer's specifications, and noise generation levels. The details shall be implemented in accordance with the approved details and thereafter maintained as such.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the character and appearance of the locality and to comply with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

11. Prior to occupation, the new dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality and to comply with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 14 of the NPPF 2024.

12. No external lighting shall be installed unless and until a scheme providing the details of the lighting have been submitted to and approved in writing by the Local Planning Authority and then implemented in accordance with the approved details and thereafter maintained as such.

Reason: In order to protect the character and appearance of the area and night-time ecology in accordance with Policy NE2 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

13. 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 2011-2031 and Section 12 of the NPPF 2024.

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.

Informative/s:

1. 1 EV Charging Point Specification:

A charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations. Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments).

A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.

The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).

If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (nonextended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must

be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.

A list of authorised installers (for the Government's Electric Vehicle Homecharge Scheme) can be found at <https://www.gov.uk/government/organisations/office-for-lowemission-vehicles>

UK Government issued legislation in 2021 to require domestic EV charge points to be smart, thus we recommend that all charge points will be capable of smart charging, as detailed in UK Gov regulations.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 11 November 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.
- 3 The fee is £298 per request or £86 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse.

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available via the Council's website:

www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-

[application](#)

- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development

which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 **Cadent Gas Informative:**

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL

OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02219/FP	Erection of one single storey self-build dwelling and detached garage including installation of PV roof panels, air source heat pump and wind turbine with a tip height of 4.5 metres (max) following removal of existing poly tunnels (as amended by plan and details received on 07/10/2025 and 14/10/2025).	Herts Native Trees Ashwell Road Bygrave Baldock Hertfordshire SG7 5EB

Submitted Plan Nos

YOU/25/05 Location Plan YOU/25/01 YOU/25/02A YOU/25/03A YOU/25/04

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (2024)**

Section 2 Achieving sustainable development
Section 5 Delivering a sufficient supply of homes
Section 12 Achieving well-designed and beautiful places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 15 Conserving and enhancing the natural environment

1.2 **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable development in North Herts
Policy SP2 Settlement Hierarchy and Spatial Distribution
Policy SP5 Countryside and Green Belt
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

Development Management Policies

Policy CGB1 Rural area beyond the Green Belt
Policy CGB4 Existing buildings in the Rural Area Beyond the Green Belt
Policy D1 Sustainable Design
Policy D2 House Extensions and Replacement Dwellings
Policy D3 Protecting Living Conditions
Policy NE2 Landscape
Policy NE4 Biodiversity and geological sites
Policy NE8 Sustainable drainage systems
Policy NE11 Contaminated land
Policy T1 Assessment of transport matters
Policy T2 Parking

1.3 **Baldock and Bygrave Neighbourhood Plan (2021)**

Policy G3 Creating well-designed places
Policy G4 Sustainable design

1.4 **Supplementary Planning Guidance (SPG)**

North Hertfordshire Council's Design Guide 2011
SPD Vehicle Parking at New development 2011

2.0 **Site History**

- 2.1 18/01117/FP - Erection of three poly tunnels and one single storey storage building in association with the agricultural use (horticulture - nursery ground for native tree species) of land previously used as Anglian water sewage treatment site. Conditional Permission.

3.0 **Representations**

- 3.1 **Bygrave Parish Council** – Support the application.

Baldock, Bygrave & Clothall Neighbourhood – None received.

NHC Ecology – Not subject to BNG as the proposed development is self-build. However, condition suggested for submission of Ecological Enhancement Plan (EEP) to enhance wildlife habitat.

HCC Highways – No objection.

NHC Environmental Health (Noise/Land Contamination/Air Quality) – No objection to ASHP and principal of wind turbine, no objection to air quality. Suggested conditions to include EV charge point, land contamination and need for risk assessments and remedial appraisal and remediation strategy.

HCC Waste & Recycling – None received.

- 3.2 **Site Notice and Neighbour Consultation** – 10 comments have been made in support of the application with no objections received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site lies on the east side of Ashwell Road and benefits from an existing vehicular access. The land is detached from existing residential development to the south and falls within the Rural Area Beyond with Green Belt. The site area measures 0.15ha and has a gradual fall eastwards where the site shares a boundary with neighbouring agricultural land.
- 4.1.2 The land was originally a former sewage treatment plant prior to benefitting from a change of use to horticulture operated by Herts Native Trees and is therefore considered to be previously developed land (PDL).

4.2 **Proposal**

4.2.1 Erection of one single storey self-build dwelling and detached garage including installation of PV roof panels, air source heat pump and wind turbine with a tip height of 4.5 metres (max) following removal of existing poly tunnels (as amended by plan and details received on 07/10/2025 and 14/10/2025).

4.2.2 The amended plans reflect a revised Preliminary Ecological Assessment and further details of the wind turbine.

4.3 **Key Issues**

4.3.1 The key issues in this case are the principle of the development in the Rural Area Beyond the Green Belt, the design of the development relative to the street scene and surrounding land uses, the impact the development has on the reasonable living conditions of neighbouring properties and the effects of the development on the environment.

Principle for Development

4.3.2 Paragraph 11 of the NPPF states that for decision making:

“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 provide a clear 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.”

4.3.3 The proposal seeks to construct a single storey self-build dwelling within the Rural Area beyond the Green Belt. Policy CGB1 sets out criteria where development in these areas would be supported. Despite there not being any buildings as such on the land, there has been various structures associated with horticultural use; hence the land being considered to be PDL where re-use is generally supported. As such, I am of the view that the proposed development falls within the broad typologies of development considered acceptable within the Rural Area beyond the Green Belt. Policy CGB4 further supports this view providing certain criteria are met and, in this regard, the proposed development can be said to meet the requirements of ‘c) *The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green belt than the original building(s) and; d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.*’ With PDL in mind and the relative minor scale of the proposed dwelling, I see no conflict with Policies CGB1 and CGB4 of the NHLP.

Design, Appearance and Standard of Amenity for Future Occupiers

- 4.3.4 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure high quality design and promote sustainable development. Section 11 of the NPPF Making effective use of land, para 125 c) states 'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.' Despite the land being outside of the settlement limit, it is within close proximity to existing residential development where strategic policies aim to make as much use as possible of PDL or brownfield land. Section 12 of the NPPF Achieving well-designed places, paragraph 131 states that "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*". In this regard, Policies D1 and D2 of the NHLP are consistent with the objectives set out within the NPPF.
- 4.3.5 Paragraph 135 (f) of the NPPF states "create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.". Paragraph 135 (f) is reflected in Policy D1 of the NHLP.
- 4.3.6 The proposed dwelling would sit to the southeast corner of the site with associated proposed detached garage to the east. The land west of the garage, and which lies outside of the application site would remain as existing. To screen the dwelling planting would be undertaken to the boundary with the land to the west and also north of the access road. The existing tree sited to the north of the access would be retained.
- 4.3.7 The design of the dwelling takes a sensitive approach to the environment in which it is located, with its low height and appearance having a moderate number and suitably sized openings. Rooms sizes for bedrooms meet with requirements under the National Space Standards (2024) (double/twin rooms with a floor area of at least 11.5m² with Bedroom 1 meeting the 2.75m width and others meeting the 2.55m width). In relation to the wider layout, a two bedroomed dwelling with and four-person bedspace requires 70m² of internal floorspace which this dwelling would exceed by approximately 8m². Storage within the dwelling is provided within each of the bedrooms and would exceed the 2.5sq² requirement. No specific waste and recycling storage is shown, however there is hard surfacing proposed around the perimeter of the dwelling and would provide for such storage. Materials for the proposed dwelling would comprise of a red brick plinth to the base with horizontal cement-based cladding to the exterior walls and a slate roof. Window and door frames would be brown uPVC. For the garage, the same red brick plinth is proposed to the base with stained timber horizontal cladding to the exterior walls and a slate roof.
- 4.3.8 The garden space to the rear of the dwelling is limited, however, overall, the garden is relatively substantial for the size of the proposed dwelling. Soft landscaping details are provided on the proposed site plan YOU/25/02A.
- 4.3.9 Overall the proposal is considered to provide for a high-quality designed family home set within a large plot which is of an acceptable scale and design for a site within the Rural

Area beyond the Green Belt where future occupiers would receive adequate outlook, privacy and natural light.

Sustainable Development

- 4.3.10 Section 14 Meeting the challenge of climate change, flooding and coastal change of the NPPF makes provision and encourages the use of existing resources, including supporting renewable and low carbon energy. In this regard, Policies D1 and NE12 of the NHLP are consistent with the objectives set out within the NPPF.
- 4.3.11 To the southwest roof slope of the dwelling, PV roof panels are proposed and no objection to this is raised.
- 4.3.12 The development provides for a wind turbine (Tesup Horizontal Wind Turbine Generator 10KW/hour output 240 KWH daily) which would be sited to the rear of the proposed garage. The total height of the turbine would be approximately 4.5m. Whilst the PEA dismisses any potential impacts to bats due to the fact existing trees are to be retained and new hedgerow planted, the NHC Ecology response has provided advice which states that a turbine at a height of 4.5m is a height where bats would be flying whilst feeding and could be harmed. However, the agent has advised that the type of turbine proposed means that it can be mounted on a pole of any height, with a potential height of 3m with a blade rotation of 1.15 radius which would keep the total height of the structure under 4.5m. In the absence of a full technical specification for the turbine, a condition is necessary to ensure the precise details are acceptable
- 4.3.13 Similarly a ASHP is proposed (Valliant Aro therm 3.5KW) this would be sited on the rear elevation of the dwelling. In the absence of a full technical specification for the ASHP, a condition is necessary to ensure the precise details are acceptable.

Land Contamination

- 4.3.14 Due to the former use of the land, the NHC Environmental Protection Officer recommends a condition to ensure the land is safe for residential use and occupation.

Impact on Neighbouring Properties

- 4.3.15 The proposed dwelling, due to its relatively isolated location would not, in my view occasion any harm to the existing residential amenity of neighbouring properties and their occupants which are sited some distance away. I am also satisfied that the development would not harm the neighbouring agricultural land and the operation of that use. I am therefore satisfied that the development would comply with Policy D3 of the NHLP and Section 12 of the NPPF.

Parking

- 4.3.16 No objections have been received from HCC Highways in regard to access and manoeuvrability within the site. Parking requirements under Appendix 4 of the Local Plan states that for a dwelling with 2-3 bedrooms 2 car parking spaces and secure cycle storage should be provided. No cycle storage has been provided, and no EV charge point is shown on the proposed layout plan, both matters can be conditioned to ensure these are provided as part of the development. I am therefore satisfied that the

development would comply with Policies T1 and T2 of the NHLP and Section 12 of the NPPF.

Ecology & Biodiversity Net Gain (BNG) Requirements

- 4.3.17 Being a self-build dwelling, the development is not subject to mandatory BNG. However, a PEA has been submitted in support of the application, and which confirms there to be any likely impact to wildlife as a result of the development.
- 4.3.18 In order to comply with the requirements of Section 15 of the NPPF and Policy NE4 of the NHLP a condition is required to show an Ecological Enhancement Plan.

Environmental Implications

- 4.3.19 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.20 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1 of the North Hertfordshire Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and complies with both local and national planning policies.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1

5.0 **Recommendation**

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

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act

2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:
 - a) A Preliminary Risk Assessment report documenting the ground conditions of the site with regard to potential contamination;
 - b) A Generic Quantitative Risk Assessment (where shown to be necessary by the Preliminary Risk Assessment);
 - c) A Detailed Quantitative Risk Assessment (where shown to be necessary by the General Quantitative Risk Assessment)
 - d) A Remedial Options Appraisal and Remediation Strategy (where shown to be necessary by the Detailed Quantitative Risk Assessment).

All such work shall be undertaken in accordance with Land Contamination Risk Management (Environment Agency, 2023) or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with Policy NE11 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

4. Prior to the dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with with Policy NE11 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

5. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee boxes in buildings/has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development secures biodiversity enhancements in accordance

with Policy NE4 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

6. Prior to commencement of the development hereby approved, details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to an approved in writing by the Local Planning Authority.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the character and appearance of the locality and to comply with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

7. Prior to commencement of the development hereby approved, the following landscape details shall be submitted:

- a) which, if any, of the existing vegetation is to be removed and which is to be retained
- b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting
- c) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed
- d) details of any earthworks proposed
- e) elevations and floor plan details of cycle and bin storage facilities

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development an in accordance with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

8. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of the dwelling hereby approved; 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 in accordance with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

9. Prior to the first occupation of the dwelling hereby approved, details of the Air Source Heat Pump shall be submitted to and approved in writing by the Local Planning Authority and installed on site in accordance with the approved details. Such details shall include siting, size, appearance, manufacturer's specifications, and noise generation levels.

Reason: To ensure there are no adverse impacts on the design of the dwelling hereby

approved or adverse harm on the amenities of the neighbouring occupiers and to comply with Policies D1 and D3 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

10. Prior to commencement of the development hereby approved, details of the wind turbine shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include siting, size, appearance, manufacturer's specifications, and noise generation levels. The details shall be implemented in accordance with the approved details and thereafter maintained as such.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the character and appearance of the locality and to comply with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

11. Prior to occupation, the new dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality and to comply with Policy D1 of the North Hertfordshire Local Plan 2011-2031 and Section 14 of the NPPF 2024.

12. No external lighting shall be installed unless and until a scheme providing the details of the lighting have been submitted to and approved in writing by the Local Planning Authority and then implemented in accordance with the approved details and thereafter maintained as such.

Reason: In order to protect the character and appearance of the area and night-time ecology in accordance with Policy NE2 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

13. 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 2011-2031 and Section 12 of the NPPF 2024.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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.

Informative/s:

1. 1 EV Charging Point Specification:

A charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations. Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments).

A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.

The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).

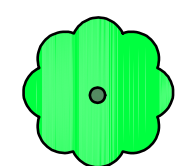
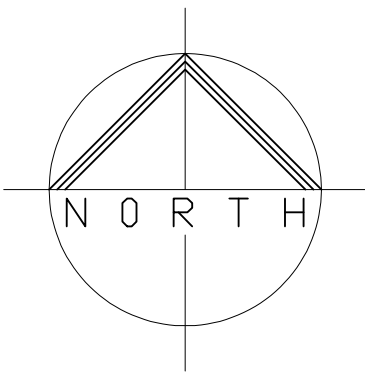
If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (nonextended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.

A list of authorised installers (for the Government's Electric Vehicle Homecharge

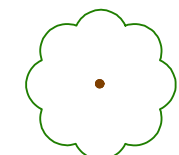
Scheme) can be found at <https://www.gov.uk/government/organisations/office-for-lowemission-vehicles>

UK Government issued legislation in 2021 to require domestic EV charge points to be smart, thus we recommend that all charge points will be capable of smart charging, as detailed in UK Gov regulations.

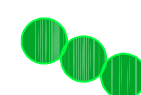
Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 November 2025	



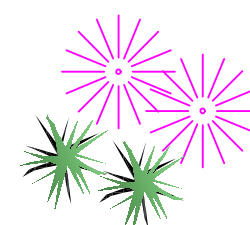
new trees mixture of beech, silver birch, rowan & maple trees
(Fagus Sylvatica , Betula Pendula, Sorbus Aucuparia & Acer Griseum)
3 - 4M high, 10L container grown in positions shown



Existing trees



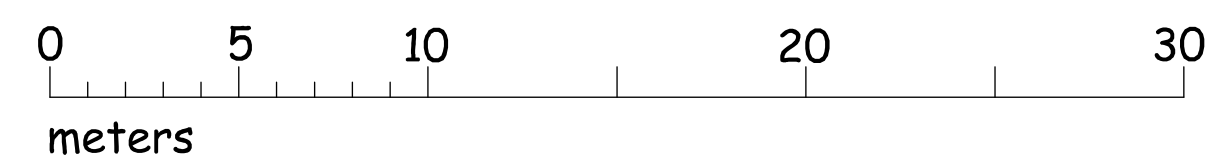
new mixed native species hedge- hawthorn (Crataegus monogyna)
hazel (Corylus avellana), field maple (Acer campestre), dog rose
(Rosa canina)



mixed shrub & flower beds

- provide hedgehog holes in fence gravel boards
- provide electric vehicle charge point to dwelling
- provide integrated swift nesting boxes & bat roosting boxes in gable walls of roofs
- provide bee boxes in gardens.
- works carried out at completion of development by the developer prior to occupation & thereafter maintained by the occupier
- dwelling fitted with Air Source Heat Pump, Photovoltaic panels & Wind Turbine
- dwelling to have water efficiency MAX 110L per person per day

SITE PLAN 1:200



No.	Date	Revision	Initial

Project

LAND AT ASHWELL ROAD,
BYGRAVE, HERTS
SG7 5EB

Client

RICHARD YOUNG

Drawing

PROPOSED SITE PLAN

Scale 1:200 @ A1 Drawn C.R

Checked Date June 25

Drawing No.

YOU/25/02A

This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work



APPENDIX 3: Appeal Decision Letter Ref. APP/X1925/W/24/3347012



Appeal Decision

Site visit made on 21 January 2025

by **P Terceiro BSc MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 8th April 2025

Appeal Ref: APP/X1925/W/24/3347012

Downs Barns, Ashwell Road, Bygrave, Baldock SG7 5EE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr J Northern against the decision of North Herts Council.
 - The application Ref is 24/00151/FP.
 - The development proposed is the erection of four link-detached three-bedroom dwellings with garaging following the demolition of the existing commercial storage buildings.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of four link-detached three-bedroom dwellings with garaging following the demolition of the existing commercial storage buildings at Downs Barns, Ashwell Road, Bygrave, Baldock SG7 5EE in accordance with the terms of the application, Ref 24/00151/FP, and the plans submitted with it, subject to the conditions in the attached schedule.

Preliminary Matters

2. The revised National Planning Policy Framework (the Framework) was published on 12 December 2024, and I have had regard to this in my decision. The main parties were invited to provide comments on the revised Framework and the comments received have been taken into account in my determination of the appeal.
3. The proposal before me follows a recent planning permission¹ for the construction of three link detached dwellings on the appeal site. The evidence confirms that this permission has been implemented. In my site visit, I observed that construction works were at a very advanced stage and three dwellings have been constructed (although not yet occupied) following the demolition of a former commercial storage building. Therefore, whilst a four dwelling scheme is before me, I am effectively considering a proposal for one additional dwelling to the northern end of the already constructed block and one additional single garage to the southern end, including a reconfiguration of external areas upon a slightly enlarged site when compared to that of the three-unit permission. For the avoidance of doubt, I shall determine the appeal on this basis.
4. Plan PO9 (Complete Front and Rear Elevations) is not listed on the Council's Decision Notice as a refused plan. However, as it is consistent with other proposed plans, I am content to consider it as a plan for formal determination and am

¹ LPA Ref: 22/01410/FP

satisfied that no party with a potential interest on the outcome of the appeal is prejudiced by this approach.

Main Issues

5. The main issues are:

- whether the proposal would be inappropriate development in the Green Belt having regard to the relevant development plan policies, the provisions of the Framework and the effect on the openness of the Green Belt; and
- the effect of the proposal on the character and appearance of the area.

Reasons

Whether inappropriate development

6. The appeal site is located within the Green Belt. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
7. Policy SP5 of the North Hertfordshire Local Plan 2011-2031 (LP) states that development proposals in the Green Belt will only be permitted where they would not result in inappropriate development or where very special circumstances have been demonstrated. This policy is broadly consistent with the Framework.
8. Paragraph 155 of the Framework includes that the development of homes in the Green Belt should not be regarded as inappropriate where all the following apply: 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; b) there is a demonstrable unmet need for the type of development proposed; c) the development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the Framework; and d) where applicable the development proposed meets the 'Golden Rules' requirements. I will consider each point in turn.
9. The Framework defines grey belt 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.
10. The evidence indicates that before the dwellings were constructed there was a commercial building on site, and there is no dispute that the site constitutes previously developed land. In any event, the characteristics and location of the site dictate that the land in question does not strongly contribute to any of the Green Belt purposes a), b) or d), as set out at paragraph 143 of the Framework. Therefore, as grey belt land would be utilised and the purposes (taken together) of the remaining Green Belt would not be fundamentally undermined, the proposal would satisfy criterion a).
11. The Council cannot currently demonstrate a five-year supply of deliverable housing sites, which identifies a demonstrable unmet need for housing. As such, criterion b) would be met in this case.
12. The appeal site lies in a rural location where the range of shops or other facilities is modest. However, the site is not far from Baldock and the strategic site BA1 North

of Baldock, as set out in the LP, is also nearby. The evidence indicates that once developed, BA1 will have a large range of community facilities and services, including schools. There is also a bus stop outside of the site entrance which offers services to/from various locations that include Baldock. The Framework recognises that transport solutions will vary between urban and rural areas. On this basis, the development would be in a sustainable location having particular regard to paragraphs 110 and 115 of the Framework and the proposal would therefore accord with criterion c).

13. For completeness, the proposed development is not major development, and therefore the requirement of criterion d) of the Framework, to satisfy the 'Golden Rules', is not applicable to the appeal proposal.
14. The proposed development would satisfy all the relevant criteria of paragraph 155 of the Framework. For this reason, the proposal would not be inappropriate development in the Green Belt. On this basis, there is no need for me to consider other possible exceptions under paragraph 154 of the Framework. Further, the exception at paragraph 155 does not expressly state a need to assess the development's effect on Green Belt openness. Thus, consistent with footnote 55 of the Framework, the proposal should not be regarded as harmful to the openness of the Green Belt. For the avoidance of doubt, as not inappropriate, the proposed development would achieve compliance with LP Policy SP5.

Character and appearance

15. The pattern of development in Ashwell Road is informal and generally characterised by modestly-scaled houses on a semi-detached or short-terraced arrangement. The organic pattern to the built form means the forward and rear building lines tend to be irregular and the dwellings have varying setbacks from the road.
16. There are undeveloped parcels of land opposite the site which are bound by hedges and trees. The properties along the road have soft-landscaped frontages. The mature soft boundary treatments give this area a verdant character and form an important element in the street scene in terms of the overall visual quality of the area. Development along Ashwell Road is surrounded by agricultural fields, so the road is set within a rural landscape. The appeal site bookends the residential development along this side of Ashwell Road, so it is prominent in views when approaching from the south.
17. The additional two-storey dwelling would be positioned to the north of the approved trio of dwellings, so it would result in a more formal layout with a wide and linear form of development. This, in combination with an extended expanse of hardstanding across the frontage of the link-detached row, would exert an urbanising effect and detract, to some degree, from the surrounding pattern of development which is more informal. I also note here that there is no longer a commercial presence at the site to guide my character and appearance considerations.
18. As the proposal would spread development across most of the width of the site, the landscape buffer previously approved would be lessened and the gaps between the buildings and the side boundaries would be relatively modest. This would limit the opportunities to provide generous structural planting to assist with integrating the proposal with the rural surroundings. Even so, the additional

dwelling would be finished to match the appearance of other dwellings within the same link-detached row and be setback from Ashwell Road such that the visibility of it would be constrained. Further, the additional comings and goings fairly anticipated to be generated by one further dwelling would be minor. Accordingly, the scheme's adverse effects would be limited.

19. Nevertheless, in part owing to its urbanising influence in a rural location, the proposal would cause harm, albeit limited in extent, to the character and appearance of the area. It would thus conflict with LP Policies SP9 and D1, which support development that is well designed and responds positively to its local context.

Planning Balance

20. Based on the evidence before me, it is my understanding that the Council is currently able to demonstrate a 3.9 year supply of deliverable housing sites. In such circumstances, where policies in the Framework that protect areas or assets of particular importance do not provide a clear reason for refusing the development, paragraph 11 d) ii) of the Framework states that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to specified key policies.
21. In terms of benefits, the proposed development would contribute to the Council's housing stock and would meet the Framework's objective of boosting the supply of housing. In the context of a significant supply shortfall, the delivery of one additional dwelling upon previously developed land attracts considerable weight as a scheme benefit.
22. While there might be some ecological enhancements, given that the proposal would reduce the landscaping buffer that has been permitted in association with the extant three-unit scheme, these would likely be modest and therefore attract limited weight in favour of the proposal.
23. On the other hand, I have found that the proposal would be harmful to the character and appearance of the area. Indeed, the Framework promotes well-designed places and sets out that the intrinsic character and beauty of the countryside should be recognised in decision-making. These aims are reflected by the detailed provisions of LP Policies SP9 and D1. Whilst these policy conflicts are attractive of full weight, I attribute limited weight to the associated harm that I have identified for the reasons that are set out above.
24. Overall, I find that the limited harm arising from the proposal being at odds with the character and appearance of the area would not significantly and demonstrably outweigh the benefits of the proposal. Thus, in this case, the presumption in favour of sustainable development is applicable and material considerations justify allowing the appeal.

Conditions

25. I have considered the Council's suggested conditions in light of the advice contained within the Framework and the Planning Practice Guidance. I have undertaken some minor editing, in the interests of precision and clarity and in

recognition that three of the four proposed dwellings have already been constructed and have added others.

26. Since three dwellings have already been constructed, it is not necessary to impose the condition relating to the standard time limit for implementation. A condition is necessary to require the development to accord with the approved plans, as this provides certainty.
27. In the interests of protecting the character and appearance of the area it is necessary to secure details of external facing materials and landscaping, as well as landscape maintenance provisions. For the same reason a condition removing permitted development rights for extensions and alterations to the buildings would also be necessary.
28. To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment, and controlled waters, a condition regarding land contamination is necessary.
29. To prevent harm to protected species and in the interests of nature conservation, I have imposed a condition requiring the development to be carried out in accordance with the Ecological Impact Assessment. To encourage the use of low emission vehicles I have attached a condition requiring the provision of an electric vehicle charging points on site. In order to address climate change I have imposed a condition regarding energy measures. In the interests of highway safety, a condition requiring parking facilities to be provided and thereafter retained is reasonable. In the interests of sound surface water management an associated scheme is reasonable to condition.
30. Statutory biodiversity net gain (BNG) has only been commenced for planning permissions granted in respect to an application made on or after 12 February 2024. Permissions granted for applications made before this date are not subject to BNG. Since the application is dated 22 January 2024, it would not be reasonable to impose the biodiversity condition suggested by the Council.

Conclusion

31. The proposed development would conflict with the development plan, but material considerations indicate that a decision should be made other than in accordance with it. For the reasons given above the appeal should be allowed.

P Terceiro

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans: PO1, PO2, PO3, PO5, PO6, PO7, PO8 and PO9.
- 2) The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures specified in the submitted 'Ecological Impact Assessment' by Green Environmental Consultants dated September 2021.
- 3) (a) Prior to the commencement of development of Dwelling 4 (as depicted upon approved plan PO1) hereby permitted, a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors shall be submitted to and approved in writing by the local planning authority. It shall identify the current and past land uses of this site (and adjacent sites) with a view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.

(b) If the local planning authority is of the opinion that the report which discharges condition (a) above indicates a reasonable likelihood of harmful contamination, then Dwelling 4 shall not be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the local planning authority which includes:
 - (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
 - (ii) The results from the application of an appropriate risk assessment methodology.
(c) Other than the development that is necessary for the discharge of this condition, Dwelling 4 shall not be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the local planning authority.

(d) Dwelling 4 shall not be occupied, or brought into use, until:
 - (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
 - (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the local planning authority.
(e) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the local planning authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by the local planning authority and subsequently fully implemented prior to the occupation of Dwelling 4.
- 4) Dwelling 4 shall not be constructed above ground level until samples of all external facing materials have been submitted to and approved in writing by the

local planning authority. The development shall be carried out in accordance with the approved sample details.

- 5) Dwelling 4 shall not be constructed above ground level until measures to reduce carbon emissions arising from the development particularly in terms of heating and energy systems to be installed have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 6) Dwelling 4 shall not be constructed above ground level until full details of all hard and soft landscaping and boundary treatment (including walls / fences both within the courtyard and around the site perimeter) have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to first occupation of the development.
- 7) The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or completion of the development, whichever is 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.
- 8) Prior to occupation, each new dwelling hereby permitted shall incorporate an Electric Vehicle (EV) ready charging point.
- 9) Before the occupation of any of the dwellings hereby permitted, the car parking facilities shown on the approved plans shall be marked out and made available and shall thereafter be kept available solely for the parking of motor vehicles.
- 10) Before the development hereby permitted is first occupied, a scheme demonstrating how surface water is to be suitably disposed of shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the submitted details unless otherwise agreed in writing by the local planning authority.
- 11) 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.