

Supporting Planning Statement

Proposed New Dwelling
Lagonda Stud, Pottersheath

January 2026

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1 Introduction

- 1.1 This Supporting Planning Statement accompanies a planning application for a new house, replacing stables and outbuildings, at Lagonda Stud, Pottersheath. This application is made on behalf of Mr and Mrs Smith (the Applicants), who own the application site.
- 1.2 This application follows the grant of planning permission (application 23/02562/FP) for the change the use and conversion of some of these buildings to form one new dwelling. This permission also included the demolition of a garage and shed to improve access to the new dwelling.
- 1.3 The application site is located within the Green Belt, where the partial or complete development of previously developed land is allowed, provided it would not cause substantial harm to the openness of the Green Belt. The application site and the buildings within it constitute previously developed land. The new house would be modest in proportions, and would not cause anything like substantial harm to the openness of the Green Belt. In addition, the application site also meets the definition of grey belt land, where the provision of homes such as this is deemed appropriate. The proposals accord with both national policy, and Local Plan Policy SP5 (which defers to national policy), with regard to being an appropriate form of development within the Green Belt.
- 1.4 The proposed home would be provided at a time where there is a substantial need for new housing within North Hertfordshire District. It would make a useful contribute towards meeting the Government's objective of boosting the supply of housing.
- 1.5 The proposed house has been designed with care, to ensure it would fit in well with its surroundings. It would be of a modest scale, and positioned where it would have least impact upon neighbouring properties and its surroundings. The proposed materials and architectural style would be sympathetic to the character of the local area.
- 1.6 The site is located close to other housing in Pottersheath, including Lagonda Stud, which would share the same highway access. The provision of a new house in this location would not change the character of the local area, being positioned as it is within a cluster of housing. The existing planning consent has also confirmed that a single new dwelling is acceptable in this location, and no adverse impacts are expected with regard to the operation of the local highway network.
- 1.7 It is also proposed to improve the rear garden for the existing house, Lagonda Stud, by moving its garage to a more logical position, to the rear of that property.
- 1.8 We consider that the proposed development complies with the policies of the local development plan, and national planning policies. This application also benefits from the presumption in favour of sustainable development, and we respectfully request that it be approved without delay.

2 Contextual Appraisal

The Site's Location

2.1 The application site is located within the village of Pottersheath, which is washed over by the Green Belt.

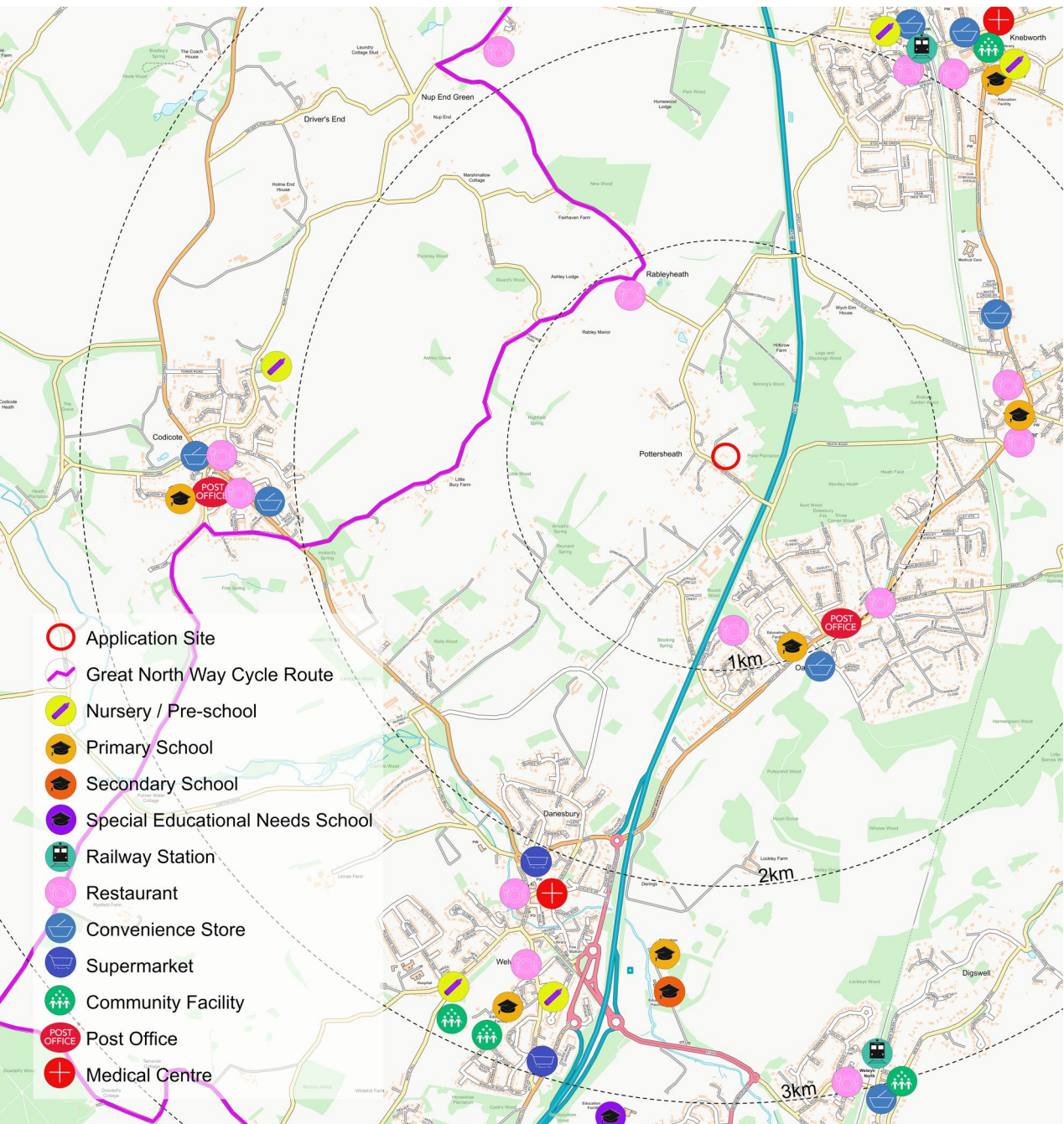


Figure 1: Map showing the location of the application site and its proximity to nearby services and facilities

- 2.2 Pottersheath forms part of a cluster of villages, which include Rabley Heath, Oaklands and Woolmer Green, all of which are within around 1km – 1.5km. The closest village, Oaklands, is only around 1km away, and contains a range of facilities, including a primary school, convenience store and Post Office. The map at Figure 1 demonstrates that there is a choice of primary and secondary schools within a 4 km radius of the site. There are also clusters of shops and services within the nearby villages of Knebworth, Codicote and Welwyn. Larger stores for comparison shopping are available in Welwyn Garden City and Stevenage. A new home within the application site would help to support the facilities within this cluster of villages by providing additional custom.
- 2.3 There are currently no bus services within walking distance of the site. However, the nearest railway station is at Knebworth, a 6-minute drive, or a 10-minute bike ride from the site. Knebworth connects to Letchworth Garden City, Hitchin, Cambridge, Welwyn Garden City, Finsbury Park and London Kings Cross. Trains run approximately every 30 minutes at peak times, to all these destinations.
- 2.4 Figure 1 also shows the Great North Way cycle route, which runs from Radwell (north of Letchworth) through to Stevenage, Welwyn Garden City, Hatfield and finishes at Wrotham Park, passing several railway stations on route. The application site is just a short distance from the cycle route.



Figure 2: Photographs of Lagonda Stud and Sunnyside Cottage, at the site's frontage, facing Pottersheath Road

- 2.5 The houses in Pottersheath are varied in style, although generally of traditional forms. Lagonda Stud and its neighbouring properties are of a similar style, with gabled frontages, overhanging pitched roofs, decorative bargeboards, and clad in red brick and slate tiles.
- 2.6 There are examples of more modern buildings within the village, and a variety in window forms and materials. There are also many examples of chalet bungalows. The streets are verdant and the houses are generally set back from the roadside.



Figure 3: Houses in Pottersheath reflect a wide variety of styles, although red brick is a common material throughout the village

The Application Site

- 2.7 Central to the village of Pottersheath, the application site comprises a small group of stables and outbuildings and the land associated with them, including the site's access to Pottersheath Road. Figure 4, an extract from Drawing 404_PL01_E, shows the application site outlined in red, and the blue line identifies other land within the Applicant's ownership.
- 2.8 As can be seen in Figure 5, the application site is surrounded by development. The residential properties of Lagonda Stud (also within the Applicant's ownership) and Sunnyside lie to either side of the access, and they form part of a continuous street frontage on Pottersheath Road. To the north-west is Poplars Farm, and an area used for caravan storage.
- 2.9 The outbuildings and stables to which this application relates are within the curtilage of Lagonda Stud, but they are well separated from the dwellinghouse. The garage is associated with the use of the dwelling, and the stables and barns have been used for the private recreational keeping of horses, ancillary to the residential use.
- 2.10 The buildings within the site are tucked away behind the garage and the neighbouring properties of Sunnyside and Rosalie, and are not visible from Pottersheath Road. Next to these buildings is a large area of concrete hardstanding, and just beyond is a fenced ménage. The grazing fields beyond the stables and to the north-east are within the Applicant's ownership but are not within the red line boundary of the application site.



Figure 4: Extract from Drawing 404_PL01_A, Location Plan



Figure 5: Aerial photograph showing the application site (outlined in red) and surroundings



Figure 6: Stable and storage buildings that have permission to be converted



Figure 7: Stable and storage buildings that have permission to be converted



Figure 8: Concrete courtyard and menage

Planning Permission 23/02562/FP

- 2.11 Planning permission 23/02562/FP was granted in February 2024 for extensions and alterations to various existing buildings within the site, to form a new 3-bedroom dwelling, including parking and landscaping, following demolition of existing outbuildings and shed.

- 2.12 The approved Block Plan (drawing 299_PL06 – reproduced in Figure 9) shows how the buildings would be extended and linked together to form one building, with some retained (marked in grey), some replaced (hatched in blue) and some demolished (outlined in red). A 3D view of the approved design for the new home is shown at Figure 10.

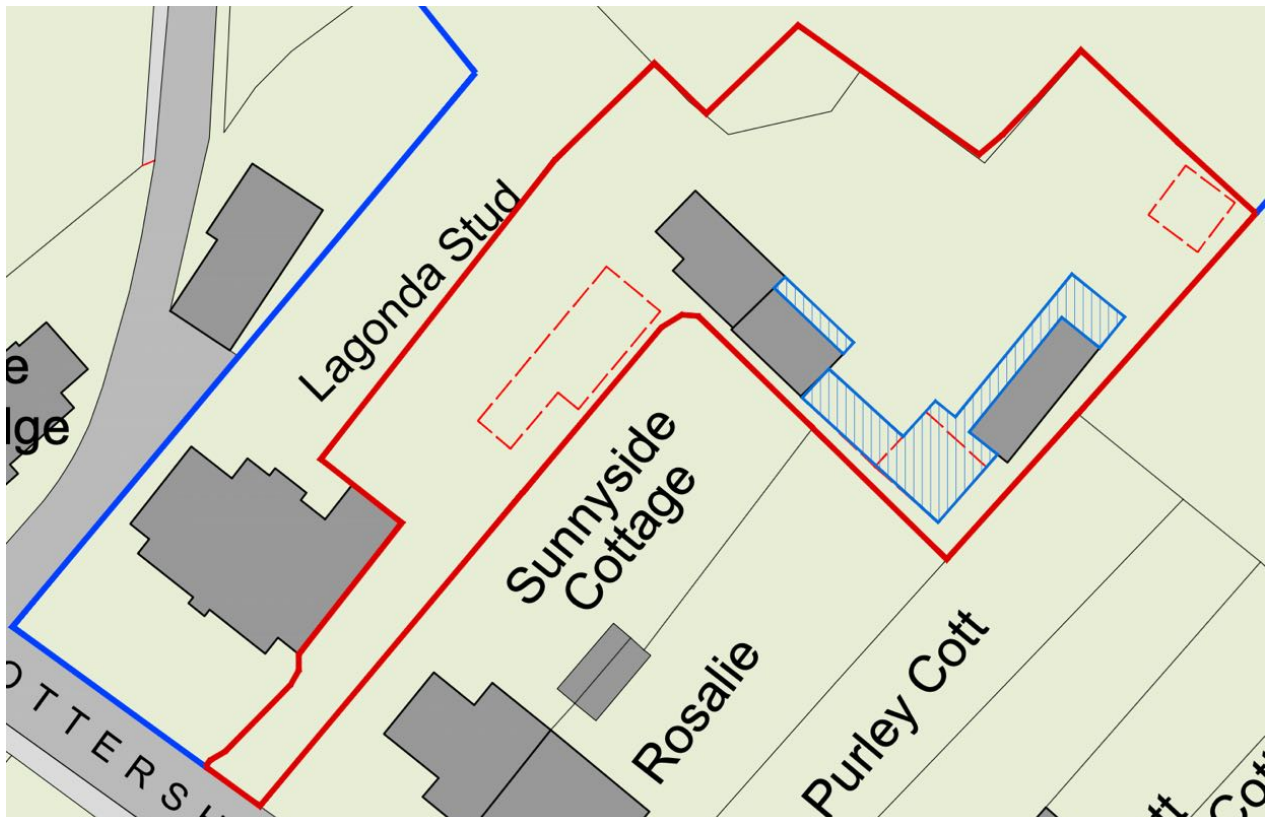


Figure 9: Extract of the approved block plan (extract from approved Drawing 299_PL06)



Figure 10: A 3D image of the approved dwelling (extract from approved Drawing 299_PL14)

3 The Proposed Development

- 3.1 It is proposed to replace the existing stable and outbuildings with a new 4-bedroom family home. All existing buildings within the application site would be demolished to make space for the new house and its access, as shown in the extract of the proposed block plan below.



Figure 11: The extract of Drawing 404_PL06; the buildings to be removed are outlined in red, and the footprint of the proposed new house and garage are shown in blue

Layout

- 3.2 The new house would share a vehicular access with the existing house, Lagonda Stud. The existing garage would be removed, and a new area for car parking is proposed to the rear of Lagonda Stud; removing the garage would allow for the provision of a more direct access route, running along the south-eastern boundary from the highway to the new house. It would also allow for a larger and better-shaped garden space for Lagonda Stud, and a more logical division of the site to provide space for two residential curtilages. The access would lead to a parking area for the new house. A double gate would lead away from here, to provide continued access to the fields at the rear of the site.

Landscaping

- 3.3 Existing trees and hedgerows would be retained wherever possible, including the trees on the site's boundary to the east. This application is accompanied by an Arboricultural Survey,

Impact Assessment and Method Statement by Andrew Cunningham Arboricultural Consultant Ltd. The report concludes that only one moderate quality (Category B) tree would need to be removed to provide space for the new house, and otherwise only minor pruning would be required to the group of trees on the site's southern boundary, to allow space for construction to take place. Otherwise, impacts to all other trees within and on the boundaries of the site could be managed through tree protection fencing, and by following the guidance set out in the Method Statement. The report states that the significance of the tree loss is negligible, as the tree in question is not visible due to adjacent trees, and its loss can be mitigated by new tree planting.



Figure 11: Extract of drawing 404_PL07-A, the proposed site plan

- 3.4 Private amenity space with new landscape planting would be provided to all sides of the house, with a larger garden area to the north. Meanwhile, Lagonda Stud would also benefit from an enlarged garden, as the removal of the garage would allow for it to be widened, due to the repositioning of the existing access road. Details of any hard and soft landscaping could be controlled by a suitably worded planning condition.

Scale

- 3.5 The proposed bungalow is modest in scale. It would be a 1.5 storey house, with the bedrooms accommodated in the roof space. The detached garage would be single storey. The house

would also consolidate built form within the application site, when compared with either the existing situation, or the existing planning consent.



Figure 12: The proposed front elevation

Appearance

- 3.6 The house would have a traditional appearance, which would fit in well with the character of the local area. Gable projections to the front and rear would reflect the design of Lagonda Stud and its close neighbours. The proposed materials, of red brick, a slate tiled roof and timber effect window frames would also match other local properties. Decorative brick courses, shaped timber bargeboards and a timber-fronted porch would add distinctive and attractive details, creating an attractive building.

Amenity

- 3.7 The new house would be located to the rear of Sunnyside Cottage and Rosalie. Facing elevations would be separated by over 35m, as well as intervening trees and a hedgerow. The majority of the building's windows would be of a traditional style and size, and they would be positioned to avoid any direct overlooking of neighbouring properties. There would be no harm to nearby residents' amenity.

Parking

- 3.8 For the new house, space would be available to park of up to 5 cars; the double garage would have space for 2 cars, and 3 could be accommodated on the driveway. An electric charging point would also be provided. The driveway would also provide space for vehicles to turn, allowing them to enter and leave in a forward gear.
- 3.9 For Lagonda Stud, the existing garage would be replaced with a new 2-bay garage, with space for a further 2 spaces in front of it.
- 3.10 Secure storage for bicycles could be provided within the garages, or in sheds in the gardens.

4 Compliance with the Development Plan

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise¹. The relevant part of the development plan for North Hertfordshire District, for the purposes of determining this application, is the North Hertfordshire District Council Local Plan 2011-2031.

North Hertfordshire District Local Plan 2011 – 2031 (Nov 2022)

- 4.2 Policy SP1 supports the principles of sustainable development within the District. The policy's criteria are set out below, alongside the application's response.

Policy SP1 Criteria		Application's Response
a.	Maintain the role of key settlements within and adjoining the District as the main focus for housing, employment and new development making use of previously developed land where possible.	The application site is previously developed land, and the proposed development would make good use of it, providing a new home at a time when there is a great demand for new housing.
b.	Ensure the long-term vitality of the District's villages by supporting growth which provides opportunities for existing and new residents and sustains key facilities.	The proposed house would make a positive contribution towards the long-term vitality of the cluster of villages and towns of which Pottersheath is a part (in a manner consistent with paragraph 83 of the NPPF – see Section 5 below).
c.	Grant planning permission for proposals that, individually and cumulatively:	
i.	Deliver an appropriate mix of homes, jobs and facilities that contribute towards the targets and aspirations in this Plan.	There is a substantial shortfall in the supply of new homes (see Section 5 below). The proposed development would make a valuable contribution in this respect.
ii.	Create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices.	The proposed development would be of a high quality; it would substantially improve the site's character and appearance. Its location would also encourage recreational walking and cycling.
iii.	Provide the necessary infrastructure required to support an increasing population.	The proposed development would not have any notable impact on local infrastructure.

¹ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

iv.	Protect key elements of North Hertfordshire's environment including biodiversity, important landscapes, heritage assets and green infrastructure (including the water environment).	The proposed development would make a positive contribution to local biodiversity, whilst enhancing the green infrastructure network, and the character of the local landscape. A bat survey has shown that there are no bats present, and the buildings have negligible potential to accommodate bats. Biodiversity net gains can be secured through new planting and other measures, details of which can be controlled by a condition.
v.	Secure any necessary mitigation measures that reduce the impact of development, including on climate change.	An electric vehicle charging point and cycle parking could be provided to encourage travel by sustainable means. The house would also be designed to minimise carbon emissions and water use, meeting or exceeding building regulations' requirements.
d.	Support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of this Local Plan.	The Codicote Neighbourhood Plan has not yet been adopted.

- 4.3 The application proposals would make a positive contribution to a number of these criteria, as noted above, and accord with Policy SP1.
- 4.4 Policy SP2 states that the Local Plan seeks to make provision for at least 13,000 new homes, with the majority (approximately 80%) located within the settlement boundaries of Baldock, Hitchin, Letchworth Garden City, Royston, Stevenage and Luton. The rest would be located within selected villages. Pottersheath does not belong in any of the above-mentioned categories. Policy SP2 notes that *"Development outside of these locations or general parameters will be permitted where this is supported by an adopted Neighbourhood Plan. Under the provisions of national policy at the time of this Plan's examination, Neighbourhood Plans cannot allocate sites in the Green Belt or amend Green Belt boundaries"*. Pottersheath does not have an adopted Neighbourhood Plan. However, policy SP2 is rendered out of date by the shortfall in the supply of housing land. We discuss this matter further in Sections 5 and 6 below, but we note here that the need to provide new homes has the effect of rendering Policy SP2 out of date, which in turn limits the weight which can be accorded to it in the planning balance.
- 4.5 Policy SP5 states that the Council *"will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated"*. Paragraph 4.56 of the Local Plan also notes that *"proposals for development within the Green Belt will be considered against national policy. Where the proposed use can be considered acceptable in principle, we will use the detailed policies of this Plan to determine whether permission should be granted"*. As such, Policy SP5 directs the decision maker to the NPPF in terms of Green Belt policy. The relevant parts of the NPPF, and so the proposed development's compliance with Green Belt policy, are discussed in Section 5 below.
- 4.6 Policies T1 seeks to avoid highway safety problems, and unacceptable impacts on the highway network. The provision of one new dwelling at the site would not significantly increase traffic

movements at the site, or create any highway safety issues. This has already been accepted in the approval of a new dwelling within the site.

4.7 Policy T2 requires a minimum of 2 car parking spaces for a 2+ bedroom dwelling. As noted in Section 3, this standard would be met.

4.8 Policy D1 concerns sustainable design. It contains various requirements for new development, which are addressed in the table below.

Policy D1 Criteria		Application's Response
Planning permission will be granted provided that development proposals:		
a)	Respond positively to the site's local context;	We have explained in Section 3 above how the proposed development would do this.
b)	Take all reasonable opportunities, consistent with the nature and scale of the scheme, to:	
i.	create or enhance public realm;	N/A – the site is not in or adjacent to the public realm.
ii.	Optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS);	SuDS would be used to control surface water.
iii.	reduce energy consumption and waste;	It is anticipated that energy use will be reduced through the use of efficient appliances, and by providing a thermally efficient building.
iv.	retain existing vegetation and propose appropriate new planting;	We have explained in Section 3 that the majority of trees and hedgerows would be retained, and new planting would also be provided.
v.	maximise accessibility, legibility and physical and social connectivity both internally and with neighbouring areas;	This is of limited relevance, due to the site's location behind Lagonda Stud.
vi.	future proof for changes in technology and lifestyle;	The building would be built with the benefit of modern technology and connectivity options.
vii.	design-out opportunities for crime and anti-social behaviour; and	The site would be private, with house located behind other properties, where it would not be likely to suffer from crime or anti-social behaviour.
viii.	minimise the visual impact of street furniture and parking provision;	N/A
c)	Have regard to the Design SPD, and any other relevant guidance;	The development has been designed with regard to the Design SPD.

d)	Within Letchworth Garden City have regard to the Letchworth Garden City Design Principles contained in Appendix 5; and	N/A
e)	For residential schemes, meet or exceed the nationally described space standards and optional water efficiency standards.	These standards will be exceeded.

- 4.9 Policy D3 seeks to protect living conditions. As we have noted in Section 3 above, the proposed house would not adversely affect the amenity of nearby local residents. In addition, there are no existing nearby uses that would adversely impact the living conditions within the proposed house.
- 4.10 Policy NE2 concerns landscape. The application site lies within the Rableyheath Settled Upland, defined by the Council's Landscape Character Assessment (LCA) as Landscape Character Area 133b. The LCA explains that the area is characterised by the settlements of Rableyheath, Pottersheath, and the surrounding arable land, pastures and discrete woodlands. In order to ensure the area is improved and conserved, the LCA requires a strategy to *"ensure that the surroundings of converted and new buildings are designed and maintained to be in keeping with their agricultural surroundings by ensuring that 'garden' details are screened from view where possible and native species are used for hedging and tree planting to the perimeter"*. As noted above, the proposed chalet bungalow has been designed in a way which tallies with this requirement. In addition, there is ample space within the site to provide new native planting to screen the proposed development. Details of new landscape planting could be controlled by a suitable worded condition.
- 4.11 Policy NE4 relates to biodiversity and geological sites. A Preliminary Ecological Appraisal and a Bat Roost Assessment has been undertaken by MS Ecology, and these have confirmed that the proposed development is not expected to have any adverse impact on protected species. These reports accompany the application, along with an assessment which demonstrates that in excess of a 10% net gain in biodiversity would be achieved within the site's area.
- 4.12 Policy NE7 concerns flood risk. The application site is within Flood Zone 1, meaning it is defined as being at a low risk of flooding. The EA map for flooding also indicates that the site has a very low chance of surface water flooding. In this regard, the site is a suitable location for a new home.
- 4.13 Policy NE8 relates to sustainable drainage systems. There is ample space within the site to provide surface water drainage facilities.

Most Important Policies

- 4.14 With regard to paragraph 11 and footnote 8 of the NPPF, there is a need to define the Local Plan policies which are the most important for the determination of this application – see Section 5 below for details. We consider that these policies include SP1, SP2 and SP5.

5 Material Planning Considerations

National Planning Policy Framework (December 2024)

- 5.1 The policies of the National Planning Policy Framework (NPPF) 2024 constitute important material considerations for the determination of this application.
- 5.2 Paragraph 8 sets out the three aspects of sustainable development, which include economic, social and environmental objectives. The social objective includes a requirement *“to support strong, vibrant and healthy communities, by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations”*. The environmental objective includes a requirement to make *“effective use of land”*.
- 5.3 Plans and decisions are required to apply a *“presumption in favour of sustainable development”*, which is set out at paragraph 11. For decision taking this means:
- c) *“approving development proposals that accord with an up-to-date development plan without delay; or*
 - d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”*
- 5.4 Footnote 7 clarifies that the policies referred to in d(i) are only those in the NPPF, and not those in development plans. It also clarifies that these are policies relating to various matters, including Green Belt land, Local Green Space, Areas of Outstanding Natural Beauty, irreplaceable wildlife habitats, designated heritage assets and areas at risk of flooding. The only one of these factors relevant to this application is Green Belt land. We explain below that the proposed development complies with local and national policies in this regard, meaning that Footnote 7 is not engaged.
- 5.5 Footnote 8 clarifies that relevant policies will be considered out of date where the local planning authority is unable to demonstrate a 5-year supply of deliverable housing sites, or where the Housing Delivery Test is failed. There is a substantial shortfall in the supply of housing land as North Herts District are currently unable to demonstrate a 5-year housing land supply. We discuss this matter below.
- 5.6 Paragraph 39 states that *“local planning authorities should approach decisions on proposed development in a positive and creative way”*, and that they *“should seek to approve applications for sustainable development where possible”*.

- 5.7 Paragraph 47 reiterates that planning law requires *“applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise”*. It also states that *“decisions on applications should be made as quickly as possible”*.
- 5.8 Paragraph 61 identifies the Government’s objective of *“significantly boosting the supply of homes”*. In this context, paragraph 78 requires local planning authorities to identify a supply of specific deliverable sites for the immediate 5-year period.
- 5.9 Paragraph 73 supports the provision of new homes on small and medium sites. It states:
- “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should...*
- d) *support the development of windfall sites through their policies and decisions giving great weight to the benefits of using suitable sites within existing settlements for homes”*
- 5.10 Paragraph 82 states that *“in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs”*.
- 5.11 Paragraph 83 states *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”*. The proposed development would accord with this intention, as it would help to support services and facilities within the group of villages and towns of which Pottersheath is a part (see Section 2).
- 5.12 Paragraph 85 requires significant weight to be given to *“the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”*. Paragraph 86 requires planning policies to address barriers to investment, including inadequate housing.
- 5.13 Paragraph 110 states that *“opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making”*.
- 5.14 Paragraph 124 states that planning decisions *“should promote an effective use of land in meeting the needs for homes and other uses”* and *“strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”*. Paragraph 125 states that planning policies and decisions should *“promote and support the development of under-utilised land and buildings”*. The application site represents both previously developed land, and an under-utilised area of land.
- 5.15 Paragraph 153 states that inappropriate development in the Green Belt *“is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”*. It also states that *“Very special circumstances’ will not exist unless the potential harm to the Green Belt by*

reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”.

- 5.16 Paragraph 154 sets out exceptions to inappropriate development in the Green Belt, these include *“(d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces”* and the *“limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt”*.
- 5.17 Paragraph 155 also allows for the development of homes in the Green Belt where:
- 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 this Framework”*
- 5.18 The application proposals would constitute development on both previously developed and grey belt land, in accordance with the definition in the NPPF. We discuss this further below.
- 5.19 Paragraph 232 of the NPPF clarifies that development plan policies should be accorded *“due weight... according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”*.

Green Belt Policy

Grey Belt Land

- 5.20 Paragraph 155 of the NPPF specifies that the provision of new homes and other development is not inappropriate development in the Green Belt, where it would comply with various criteria. The first of these is that it must be grey belt land. The NPPF glossary provides a definition of grey belt land, as follows:
- “Grey belt: For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.”*
- 5.21 Under this definition, the application site is grey belt land, due to it being previously developed land, and also complying with the relevant provisions of paragraph 143. We have set out below the relevant Green Belt purposes, alongside a summary of guidance on the matter from the Government’s Planning Practice Guidance (PPG)², and our comments.

² See Planning Practice Guidance, Reference ID 64-005020250225.

Green Belt Purpose	Planning Practice Guidance	Application Response
(a) To check the unrestricted sprawl of large built-up areas	Weak / no contribution where the site is not adjacent to a large built-up area	No contribution - the site is not adjacent to a large built-up area
(b) To prevent neighbouring towns merging into one another	Weak / no contribution where the site does not form part of a gap between towns	No contribution - the site does not form part of a gap between towns
(d) To preserve the setting and special character of historic towns	Weak / no contribution where the site does not form part of the setting of a historic town	No contribution - the site does not form part of the setting of a historic town

5.22 We have noted above that there are no matters within footnote 7 of the NPPF which would provide a strong reason for refusing permission for development. As such, the site can be identified as grey belt land, in accordance with the NPPF and the PPG. This is illustrated within the PPG, and the relevant image is reproduced below.

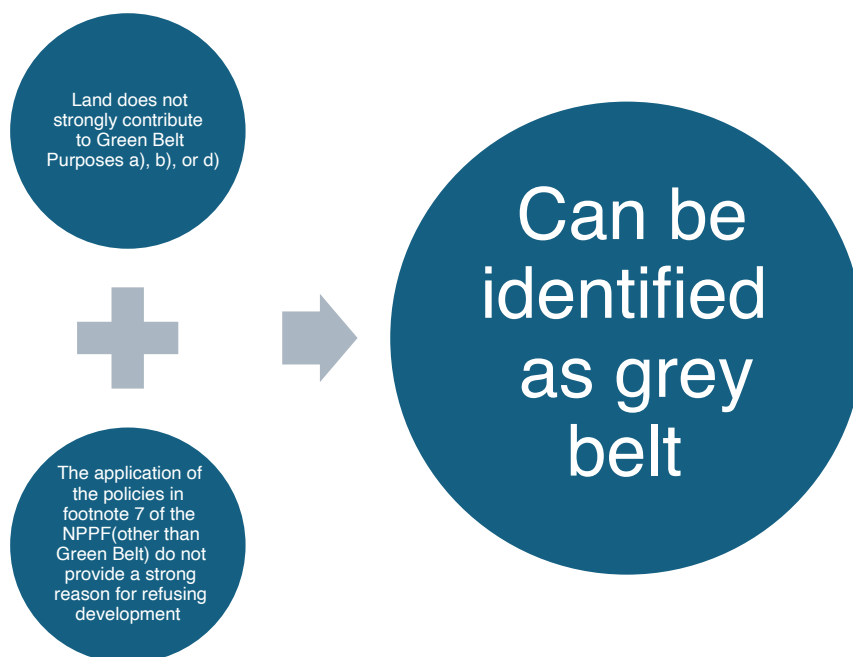


Figure 13: Illustration of the thought process for identifying grey belt land, from the Government's Planning Practice Guidance (Reference ID 64-007-20250225)

5.23 Further to this, paragraph 155 of the NPPF states that new development on grey belt land will not be inappropriate development in the Green Belt, where various criteria apply. These are also summarised in a convenient diagram within the PPG, which is reproduced below.

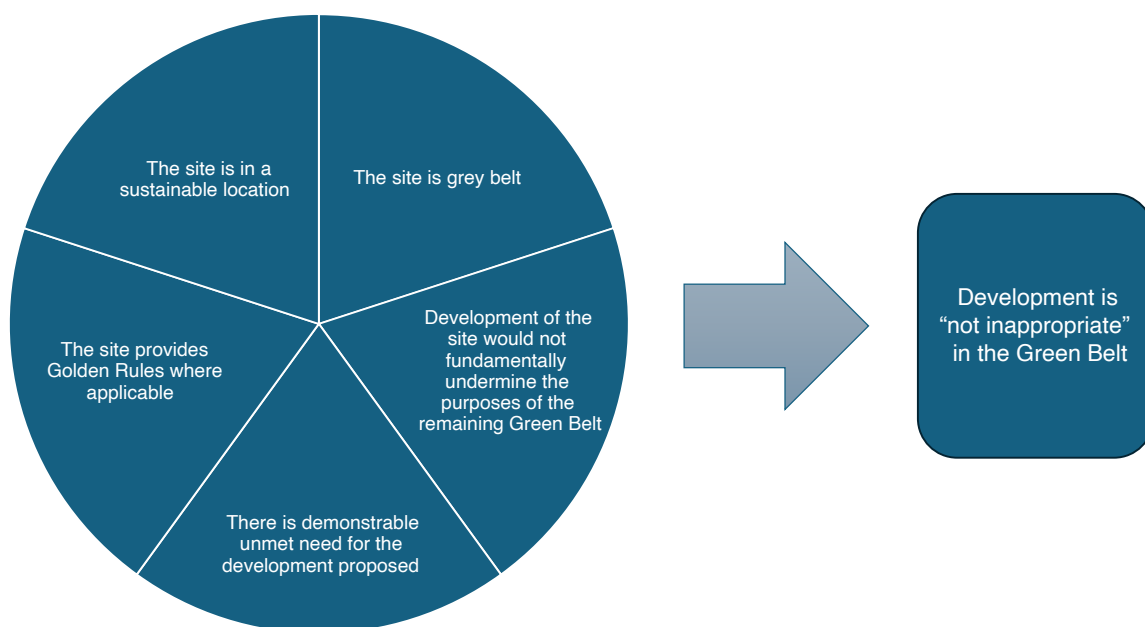


Figure 14: Illustration of when development on grey belt land is “not inappropriate” in the Green Belt, from the Government’s Planning Practice Guidance (Reference ID 64-010-20250225)

5.24 The application’s response to the relevant points is set out in the table below.

The site is grey belt	We have demonstrated above that the site is grey belt land.
The site is in a sustainable location, with reference to paragraphs 110 and 115 of the NPPF. Paragraph 110 states: <i>“...opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”</i> Paragraph 115 states: <i>“...it should be ensured that... safe and suitable access to the site can be achieved for all users...”</i>	The principle of a residential use at the application site has already been established by the approval of planning permission to convert the stable buildings to create a new dwelling. The Council have therefore previously accepted that the location is sustainable for the provision of a single new dwelling.
Development of the site would not fundamentally undermine the purposes of the remaining Green Belt	The PPG clarifies that this test relates to the Green Belt across <i>“the plan area as a whole”</i> and it is clear that the development would not have any material effect in this regard.
The site provides Golden Rules where applicable	These are not applicable, as this is not a major development (see NPPF paragraph 156).
There is demonstrable unmet need for the development proposed	There is a substantial shortfall in the supply of deliverable housing land within the District, and so there is a demonstrable need for new family homes such as this.

- 5.25 In light of the above, we conclude that the proposed development would not be inappropriate within the Green Belt, on the basis that it would be on grey belt land, and would satisfy the relevant tests within the NPPF and PPG.

Recent Local Appeal Decision on Grey Belt

- 5.26 A recent appeal in North Herts³ considered proposals for residential development in terms of the NPPF's rules on grey belt land. The appeal related to a proposal for residential development on a site containing commercial storage buildings, in a countryside location, in the Green Belt. The Inspector considered how the site complied with the definition of grey belt land, and how this should be interpreted in terms of development within the Green Belt (see paragraphs 6-14 of the appeal decision, at Appendix 1). There are a number of similarities between that appeal site and the current application site, and this decision illustrates that the same conclusions are applicable to the current application.

Redevelopment of Previously Developed Land

- 5.27 In addition to grey belt land, paragraph 154(g) of the NPPF also allows for the provision of new homes on previously developed land. It states:

"Development in the Green Belt is inappropriate unless one of the following exceptions applies:

- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt."*

- 5.28 The application site contains stables and barns, and areas of hardstanding. The Council previously concluded, in their delegated Officer report for the previous application on this site (23/02562/FP) that the application site is previously developed land; we agree with this conclusion.
- 5.29 The proposed development would redevelop this land, by replacing the various buildings with a new house. This would reduce the footprint of built form by 8% (from 278m² down to 257m²). There would be an increase in the volume of buildings within the site, of 40% (from 771m³ to 1,085m³).
- 5.30 We are aware that, in relation to a different Green Belt test, relating to replacement buildings, which should not be materially larger than those they replace (paragraph 154(d)), this scale of increase and larger is routinely accepted. In that context, it is clear that a 40% increase in volume, coupled with a reduction in footprint, would not cause "substantial harm" to the openness of the Green Belt. This is particularly the case when the limited scale of the site and development within it is considered; this would be a very minor development in the context of the Green Belt, and would clearly not cause substantial harm to the Green Belt in the local or wider area. Accordingly, we consider that the proposed development would also be an appropriate form of development within the Green Belt, in accordance with paragraph 154(g).

³ Downs Barns, Bygrave (APP/X1925/W/24/3347012) – see Appendix 1.

The Need for Housing

- 5.31 The Council's most recently published Five-Year Housing Land Supply Update Strategy (May 2024) concluded that North Herts are only able to demonstrate a 3.9 year supply of deliverable housing.
- 5.32 The Inspector who determined the above-mentioned appeal (APP/X1925/W/24/3347012, in April 2025), considered the District's current housing land supply within the planning balance, and noting the calculated supply of only 3.9 years, concluded as follows (at paragraph 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."*

- 5.33 The current application is similar to development considered by that appeal, in that it involves the creation of a single new house, and the redevelopment of previously developed land. In this context, it is clear that these matters should also be accorded considerable weight in the planning balance.

Design Benefits

- 5.34 The Council has previously granted planning consent, allowing the stables to be converted and extended to create a new dwelling, alongside a change to a residential use. We consider that the proposed house would represent an improvement upon the consented residential conversion for the following reasons:
- The new house would be located further away from shared boundaries and neighbouring properties than the consented scheme. This would help to ensure that there would be no adverse impacts upon the amenity of neighbouring residents.
 - By moving the house further away from the site's boundary, there would be additional space given over to the trees on the site's south-western and south-east boundaries. This would better allow for maintenance, and also allow them to grow in a more healthy way than would otherwise be the case.
 - The proposed house would provide a far better quality of living accommodation to its residents. Dual-aspect rooms would provide far more light than was possible in the single-aspect conversion, which was limited by the buildings' position on the site's boundaries.
 - The rooms would also be more spacious, and would be able to exceed the nationally described space standards.
 - The proposed layout would provide a larger and more usefully-shaped garden for Lagonda Stud.
 - These proposals would bring a 10% gain in biodiversity, which the previous consent was not required to do so. The previous consent can still be implemented and built out without the need to provide such an uplift in biodiversity gain.

Social Benefits

- 5.35 The provision of housing is one of the fundamental aims of both local and national planning policy, and paragraph 61 of the NPPF confirms that it is the Government's objective to significantly boost the supply of homes. This is particularly important where the supply and delivery of housing has for many years fallen below the required level, as is the case in North Hertfordshire (and other surrounding local authority areas).
- 5.36 The provision of sufficient housing is also an essential element of sustainable development, providing homes for the people who need them; under the social objective of sustainable development, the NPPF requires the provision of *"a sufficient number and range of homes to meet the needs of present and future generations"*. Paragraph 73 of the NPPF also notes the benefit of providing homes on small sites, such as this, due to the way that they can be delivered quickly.
- 5.37 Paragraph 83 of the NPPF recognises that, without new housing, rural communities would decline. The poor availability and affordability of housing in the rural area leads to increasing prices, and results in young people and families being forced to move out. This can strip a local community of its vitality and diversity. It is precisely this type of negative social effect which national policy expressly seeks to avoid. In this context, the provision of a new home is a matter which weighs in favour of granting planning permission, and it must be considered as part of the planning balance.

Economic Benefits

- 5.38 National policy also identifies the need for new development, including new homes, to support the economic objective of sustainable development. The provision of new housing leads to both the short-term benefits of employment generated during its construction, and longer-lasting benefits. Of particular relevance to a rural community are changing shopping habits. For years people have increasingly been turning to online shopping, both for comparison and convenience goods. The increasing prevalence of supermarket home delivery services has in recent years had a negative effect on the viability of many local community shops. As such, a greater amount of housing is now required in many communities, just to preserve existing shops and services. Without new housing, local shops and services would close over time, as would local community groups. New houses, and family housing such as that proposed by this application, can help to make a positive contribution towards the viability of valuable community assets such as village shops, and can help to keep rural communities alive, as is also recognised by paragraph 83 of the NPPF. In addition, paragraph 86 of the NPPF notes that a lack of housing can be a potential barrier to investment and so economic growth. A lack of housing can for instance lead to businesses moving away from an area, due to difficulties with staff recruitment. The economic benefits which the proposed home would bring are also matters which must be weighed in the planning balance.

Environmental Benefits

- 5.39 It is proposed to build an energy efficient home. This can be achieved primarily through the provision of high levels of thermal insulation, and also through technology, such as the use of heat pumps to provide heating. These measures would greatly reduce the amount of energy required to heat a home, which could also lead to a reduction in carbon emissions.

- 5.40 The proposals have also been designed to limit disruption to existing trees. Existing vegetation would be retained wherever possible, and new landscape planting provided. Details of new planting and tree protection measures could be controlled by a condition.
- 5.41 The site currently provides very little benefit to local wildlife. It does not contain habitats for protected species. The proposed development would provide features such as bat and bird boxes, and new planting in native species, which would help to boost biodiversity within the site. It is also proposed to provide in excess of a 10% gain in biodiversity, as is explained in the accompanying BNG Assessment by MS Ecology.

6 Planning Balance

- 6.1 This application seeks planning permission for the replacement of stables and outbuildings with a new house at Lagonda Stud, Pottersheath. The existing stables already benefit from planning consent allowing for their conversion to provide a single dwelling (23/02562/FP).
- 6.2 The proposed house would be an appropriate form of development within the Green Belt, both due to its location on grey belt land, and also due to its re-use of previously developed land. Local and national policies also prioritise the provision of housing on previously developed land, such as this.
- 6.3 When determining the previous application, the Council recognised that a new home in this location was acceptable, due to its compliance with Green Belt policies, and in light of the shortfall in the supply of deliverable housing land. This remains the case for the current application. In addition, the existing consent is a fallback position which means that the proposed development is clearly acceptable in principle.
- 6.4 The proposed house has been designed with care to ensure it would respond positively to its surroundings and fit in with the character of the area. It would be an attractive building, which would also bring a number of benefits when compared with the existing consent for the conversion of the existing buildings, including a higher standard of accommodation for its residents, an enhanced appearance, and greater separation from neighbouring properties.
- 6.5 The new home would also bring social and economic benefits, by providing a new family home that would support local businesses and facilities, and environmental benefits by providing a biodiversity net gain at the site. These benefits are recognised by paragraphs 82 and 83 of the NPPF. It would also provide in excess of a 10% gain in biodiversity.
- 6.6 The shortfall in the supply of housing land has the effect of engaging the tilted balance provided by the presumption in favour of sustainable development, in accordance with footnote 8 of the NPPF. There would not be any conflict with the paragraphs referenced in footnote 7 of the NPPF, and NPPF paragraph 11(d)(i) is not engaged.
- 6.7 In these circumstances the Local Plan policies which are most important for determining this application are rendered out-of-date. We have explained above that we consider these to be Policies SP1, SP2 and SP5. Any perceived conflicts with these policies must be accorded reduced weight in the planning balance.
- 6.8 Against this, the provision of a new home, which would help to meet the need for housing, in the face of a substantial shortfall, is a matter which must be accorded significant weight.
- 6.9 There would also not be any matters which would meet the high test of significantly and demonstrably outweighing the various benefits this application would bring, when assessed against the policies of the NPPF. As we have explained, there would not be any conflict with national policy. Accordingly, we respectfully request that planning permission should be granted without delay.

Appendix 1



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.

