



PLANNING STATEMENT

Barn & Stables at Welwyn Equestrian Centre, Pottersheath Road,

Welwyn, AL6 9SZ

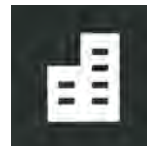
Job Ref: 25/086

Date: September 2026



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

PETER GEORGE TOWN PLANNING



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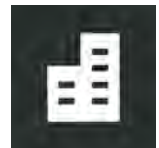


TABLE OF CONTENTS:

Section 1: Introduction & Background	4
Section 2: Analysis of the Site and Surroundings	6
Section 3: The Development Proposal	10
Section 4: Relevant Planning Policy	13
Section 5: Planning Analysis	18
Section 6: Summary & Conclusions	48

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

Appendix 2: Decision Notice, Delegated Report, and Location Plan Application Ref. 23/01202/FP

Appendix 3: Decision Notice, Delegated Report, and Location Plan Application Ref. 25/01973/FP



Section 1: Introduction & Background

Introduction

- 1.1 Peter George Town Planning has been instructed by Mr Jamie Leech of Rosetta Homes Ltd to prepare and make a planning application for the conversion of an existing barn and stable at Welwyn Equestrian Centre, Pottersheath Road, Welwyn, AL6 9SZ.
- 1.2 The purpose of this statement is to set out the proposals, provide an analysis against relevant national and local planning policy and ultimately make the case as to why planning permission should be granted.

Whether a Curtilage Listed Building

- 1.3 The accompanying Heritage Assessment considers whether the application building could be regarded as curtilage listed by virtue of its relationship with the adjacent Grade II listed buildings at Arnold's Farm. Having assessed the relevant factors established through case law, including the physical relationship between the buildings, their historic and current ownership, and their historic and present-day functions, the assessment concludes that the building is not curtilage listed.



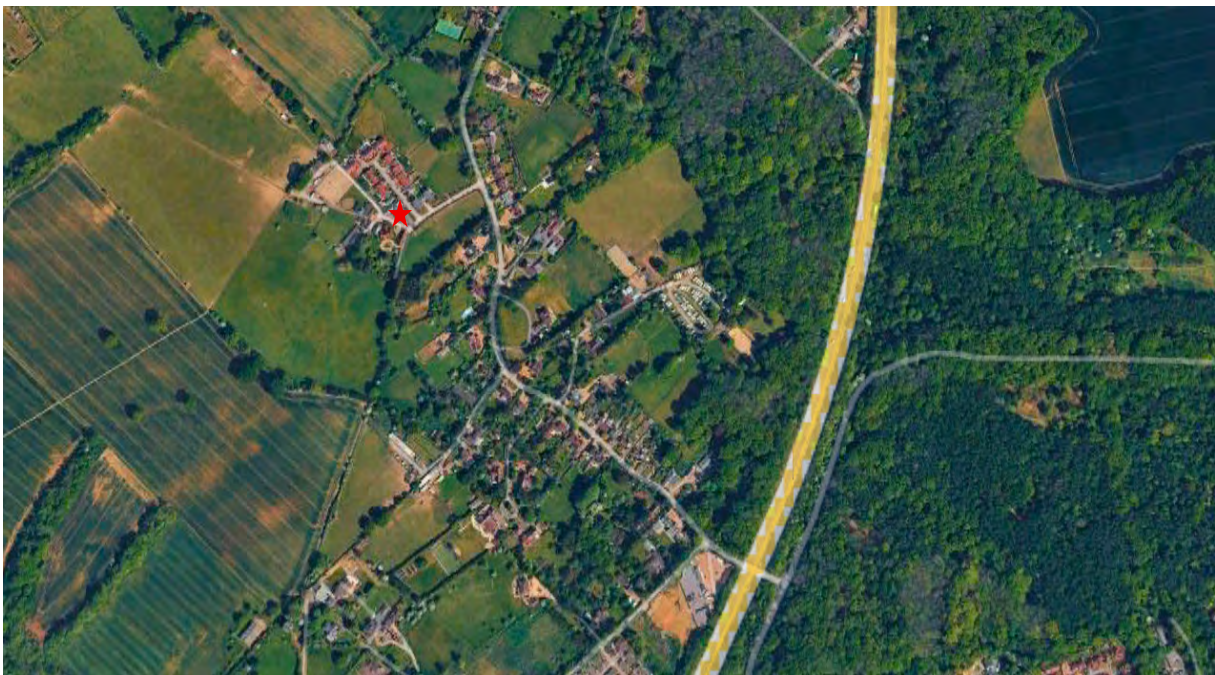
- 1.4 The building has historically functioned as a separate agricultural structure addressing the surrounding farmland rather than as a domestic ancillary building associated with the listed farmhouse, has never formed part of the residential curtilage, and is physically and functionally distinct from the listed group.
- 1.5 Whilst the building lies within the setting of the listed buildings and its impact upon that setting has been assessed accordingly, it is concluded that it does not benefit from statutory protection as a curtilage-listed structure.



Section 2: Analysis of the Site and Surroundings

The Site

- 2.1 The application site comprises the north-east barn at Welwyn Equestrian Centre, located on the eastern side of Pottersheath Road, Welwyn, within the Metropolitan Green Belt. The building occupies part of the former farmstead associated with Arnold's Farm and is presently used for storage purposes in connection with the wider equestrian operation.



- 2.2 The application building is an unlisted structure that occupies the footprint of a former threshing barn. Whilst a historic agricultural building formerly occupied the site, the existing structure was substantially rebuilt following the loss of the original building by fire, with the majority of the current fabric comprising modern construction. A small section of historic masonry



and an attached Victorian stable remain incorporated within the building.

The accompanying Heritage Assessment concludes that the building has very limited heritage significance in its own right and is not considered to constitute a designated heritage asset.

- 2.3 The site forms part of the wider equestrian centre, which contains a mixture of stables, riding facilities, agricultural-style buildings, areas of hardstanding, paddocks and associated infrastructure. The immediate surroundings therefore have a distinctly rural and equestrian character, albeit one that has evolved considerably over time.

The Surrounding Area

- 2.4 Historically, Arnold's Farm formed part of a traditional agricultural complex, although the surrounding area has experienced significant change throughout the twentieth and twenty-first centuries. The Heritage Assessment demonstrates that the former farmstead now sits within a landscape characterised by extensive ribbon development along Pottersheath Road together with more recent residential development, including 'The Stables' immediately to the north-east of the application site. Whilst open countryside remains beyond the developed frontage, the locality exhibits a mixed rural and suburban character.



2.5 The site lies within the setting of the Grade II listed buildings comprising Arnold's Farmhouse, the Granary immediately north of the farmhouse and the Barn on the east side of the farmhouse. These listed buildings derive their significance principally from their historic relationship as a compact farmstead grouped around the original farmyard. The accompanying Heritage Assessment concludes that the modern equestrian buildings, rebuilt north-east barn and surrounding contemporary development make either a neutral or negative contribution to the significance of the listed buildings, whereas the principal heritage significance remains focused on the historic listed group itself.

2.6 The wider landscape surrounding the site comprises a mature countryside setting containing dispersed development, equestrian uses and areas of open pasture. The Council's Landscape Study identifies the Danesbury–Rabley Heath character area as one comprising mature landscape features interspersed with extensive but dispersed settlement, reflecting the gradual evolution of the locality over time.

2.7 Overall, the application site is therefore best characterised as forming part of an established equestrian complex within a historically evolved rural setting that has been influenced by successive phases of residential and



equestrian development. Whilst the site lies within the setting of designated heritage assets, the accompanying Heritage Assessment concludes that the application building itself is of limited heritage significance and that the proposed conversion can be accommodated without harm to the significance of the nearby listed buildings.



Section 3: The Development Proposal

3.1 The proposed development can be described as follows:

“Part demolition and alterations to existing barn and stables to facilitate their conversion to form a single dwelling with associated residential garden and parking area.”

3.2 Planning permission is sought for the conversion of the existing north-east barn to form a single detached dwelling together with associated external alterations, the provision of residential curtilage, parking and landscaping. The proposal has been carefully designed to retain the agricultural character of the existing building whilst providing a high-quality residential environment.

3.3 The proposal utilises the existing building as the basis for the development, with the majority of works comprising alterations to the existing structure rather than substantial rebuilding. Internally, the building would be reconfigured to provide a three-bedroom dwelling. The ground floor would accommodate an open-plan kitchen, dining and living area, together with a utility/boot room, pantry, home office, snug, principal bedroom with en-suite and ancillary accommodation. The first floor would provide two



further bedrooms, each served by an en-suite bathroom, together with circulation space contained within the existing roof structure.

- 3.4 Externally, the proposal has been deliberately restrained in order to preserve the simple agricultural form of the existing building. The principal interventions comprise the insertion of appropriately proportioned window and door openings, the installation of black-framed windows and rooflights, replacement of the existing roof coverings with natural blue/black slate, facing of the existing blockwork plinth with soft red brick, the installation of a hardwood stable door and the retention of the large cart openings through the use of fixed faux barn doors.
- 3.5 Redundant later structures attached to the building would be removed and the existing wall made good. These alterations reflect the recommendations of the accompanying Heritage Assessment, which concludes that the proposals would reinforce the building's agricultural character and provide a heritage enhancement to the wider farmstead.
- 3.6 Externally, the proposal provides a modest residential curtilage associated with the dwelling. Existing areas of hardstanding adjacent to the building would be retained and resurfaced with shingle to provide parking and



turning facilities, thereby maintaining the informal rural character of the site. To the north-west of the building, the existing stable structures would be removed to create a private garden area enclosed within the existing site boundaries. No changes are proposed to the established means of access, which would continue to serve the site from Pottersheath Road.

- 3.7 Overall, the proposals represent a sensitive conversion of an existing rural building that respects its agricultural origins whilst securing a viable long-term use. As concluded within the Heritage Assessment, the design adopts a restrained architectural approach that sits comfortably within the historic farmstead and would provide a more sympathetic entrance to the listed group than the existing utilitarian appearance of the building.



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 2004 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 (August 2026) (the Framework) is a material consideration in the determination of the Application. Policy S3 establishes a presumption in favour of sustainable development and provides the overarching approach to decision-making. The Framework is a material consideration which must be taken into account in decision-making from the date of its publication.
- 4.3 The Council is unable to demonstrate a five-year supply of deliverable housing sites. Ordinarily, for development outside settlements, the absence of a five-year housing land supply is evidence of an unmet need for housing for the purposes of Policy S5(1)(j). However, Policy S5 expressly does not



apply to development proposals in the Green Belt. As the Application Site lies within the Green Belt, the proposal falls to be considered principally against the Green Belt decision-making policies at GB6, GB7 and, where applicable, GB8.

- 4.4 Policy GB6 provides that development in the Green Belt is inappropriate unless it falls within one of the categories identified by Policy GB7. Policy GB7 identifies a number of forms of development which are not inappropriate in the Green Belt. These include development on grey belt land where the specified criteria are satisfied, including that there is an evidenced unmet need for the type of development proposed. In the case of housing, the absence of a five-year supply of deliverable housing sites constitutes such an evidenced unmet need.
- 4.5 Accordingly, although the Council's housing land supply shortfall remains an important material consideration, the Application is not subject to the former paragraph 11(d) "tilted balance". The appropriate starting point is instead to determine whether the proposal constitutes development which is not inappropriate in the Green Belt under Policy GB7. If the proposal is not inappropriate development, the Framework provides that it should be approved unless its benefits would be substantially outweighed by adverse



effects when assessed against the national decision-making policies as a whole. If the proposal constitutes inappropriate development, Policy GB6 requires very special circumstances to be demonstrated.

- 4.6 The development plan remains the statutory starting point for determination. However, where development plan policies, or parts of those policies, are materially inconsistent with the national decision-making policies in the August 2026 Framework, Annex A provides that they should be afforded very limited weight, subject to the exceptions identified therein.

Development Plan

- 4.7 Section 38(6) of the Planning and 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.”*
- 4.8 The development plan context for the planning application is provided by:
- **North Hertfordshire Local Plan 2011-2031 (November 2022)**
 - **Codicote Neighbourhood Plan (May 2025)**



4.9 The following policies are considered relevant to the consideration of this application:

North Hertfordshire Local Plan 2011-2031

- 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 SP13: Historic Environment
- Policy T1: Assessment of Transport Matters
- Policy T2: Parking
- Policy D1: Sustainable Design
- Policy D3: Protecting Living Conditions
- Policy D4: Air Quality
- Policy HE1: Designated Heritage Assets
- 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

Codicote Neighbourhood Plan

- COD1: Designing with Design Codes



- COD2: Designing for Net Zero
- COD4: Designing for Biodiversity
- COD17: Biodiversity and Ecological Connectivity
- COD19: Climate Change Resilience
- COD20: Designated Heritage Assets

Other Material Considerations

National Policy & Guidance

- 4.10 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

Key Issues

- 5.1 The key issues in the determination of the application are whether the proposed development would be inappropriate development in the Green Belt and, if so, whether this, and any other harm, would be outweighed by other considerations, and whether the proposed development would satisfy the provisions of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.2 These, and other matters, will be discussed as appropriate in the following sections of this statement.

Principle: Green Belt

Whether Inappropriate

- 5.3 The Framework contains national decision-making policies pertinent to development within the Green Belt, principally Policies GB6–GB8. Local Plan (LP) Policy SP5 largely defers to the provisions of the National Planning Policy Framework in respect of development within the Green Belt.



- 5.4 Policy GB1 of the Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, with the essential characteristics of Green Belts being their openness and permanence.
- 5.5 Policy GB1 identifies the five purposes served by the Green Belt as being: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.6 Policy GB6 of the Framework provides that development in the Green Belt is inappropriate unless one of the exceptions in Policy GB7 applies. Policy GB7 identifies forms of development which are not inappropriate in the Green Belt. These include, subject to the specified criteria, development on grey belt land where the development would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area; there is an evidenced unmet need for the type of development proposed; the development would be in a sustainable location; and, where applicable, the development accords with the Golden Rules in Policy GB8.



Re-Use of Buildings (Policy GB7(1)(f)(iv))

- 5.7 Policy GB6 of the Framework provides that development in the Green Belt is inappropriate unless one of the exceptions set out in Policy GB7 applies. Policy GB7(1)(f)(iv) identifies the re-use of buildings as a form of development which is not inappropriate in the Green Belt, provided that the buildings are of permanent and substantial construction.
- 5.8 The building in question comprises a modern barn and attached earlier stable block. The barn occupies the site of an earlier barn, of which some limited components remain, including part of its south-west facing wall. The existing building is of permanent and substantial construction and is therefore capable of falling within the exception provided by Policy GB7(1)(f)(iv).
- 5.9 The proposal seeks the re-use and conversion of the existing building to residential use. No extensions to the building are proposed, although a number of external alterations are required to facilitate its conversion. The proposal would therefore retain the established scale and built form of the existing building. In this context, its conversion would not result in any material loss of Green Belt openness. The proposed residential use would



also be compatible with the context provided by the existing equestrian centre and neighbouring residential uses and occupation.

- 5.10 Consequently, the proposed conversion of the building to residential use falls within the exception at Policy GB7(1)(f)(iv), as the building is of permanent and substantial construction. The proposal should therefore not be regarded as inappropriate development in the Green Belt for the purposes of Policy GB6.

Previously Developed Land (Policy GB7(1)(e))

- 5.11 Policy GB7(1)(e) of the Framework identifies the limited infilling or the partial or complete redevelopment of previously developed land, including a material change of use to residential, as development, which is not inappropriate in the Green Belt, provided that it would not cause substantial harm to the openness of the Green Belt.
- 5.12 As set out above, the proposed development would involve the conversion and change of use of an existing barn to form a residential dwelling. No extensions to the existing building are proposed, although a number of external and internal alterations would be undertaken to facilitate its conversion to residential use. The proposal would therefore make use of



the existing built form without materially increasing the scale or volume of development on the Site.

- 5.13 Having regard to the existing building and developed character of this part of the Site, together with the absence of any extension or material increase in built form, the proposed development would not cause substantial harm to the openness of the Green Belt. The proposal therefore falls within the exception at Policy GB7(1)(e) and should not be regarded as inappropriate development in the Green Belt for the purposes of Policy GB6.

Grey Belt (Policy GB7(g))

- 5.14 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 Policy GB2. In order to establish whether it would meet this definition, it is necessary to consider whether the site strongly contributes to Green Belt purposes (a), (b) or (d). An assessment against each of these purposes is set out below.
- 5.15 The Site comprises an existing developed site containing the barn and associated equestrian development. As set out above, there is a basis for considering the Site to comprise previously developed land. In any event,



and independently of that conclusion, it is necessary to consider whether the Site strongly contributes to Green Belt purposes (a), (b) or (d). An assessment against each of these purposes is set out below.

Contribution to Purpose (a)

- 5.16 Purpose (a) seeks to check the unrestricted sprawl of large built-up areas. The Planning Practice Guidance makes clear that, in assessing the contribution made by land to this purpose, consideration should be given to the relationship between the land and a large built-up area, together with the extent to which development would constitute or contribute to unrestricted sprawl.
- 5.17 Pottersheath is a small settlement principally comprising residential properties together with a limited number of farms and agricultural and equestrian businesses, including Welwyn Equestrian Centre. It does not constitute a large built-up area for the purposes of Green Belt purpose (a). The site therefore does not perform a material role in checking the unrestricted sprawl of a large built-up area.
- 5.18 In any event, the site has a high degree of containment as a consequence of its relationship with existing buildings, the equestrian centre and



surrounding residential development. The proposal itself concerns the conversion of an existing building rather than the introduction of substantial new built development onto presently open land. Its development would therefore not result in unrestricted sprawl.

- 5.19 Accordingly, having regard to the characteristics of the site and its relationship with the surrounding pattern of development, the site does not strongly contribute to purpose (a) of the Green Belt.

Contribution to Purpose (b)

- 5.20 Purpose (b) seeks to prevent neighbouring towns from merging into one another. The site does not form part of a gap between neighbouring towns, and its development would not result in, or materially contribute towards, the physical or perceived coalescence of neighbouring towns. Pottersheath is itself a small settlement or hamlet rather than a town. Accordingly, the site does not strongly contribute to purpose (b) of the Green Belt.

Purpose (d)

- 5.21 Purpose (d) of the Green Belt seeks to preserve the setting and special character of historic towns. In this respect, the site is not located within, or in a location which contributes to the setting or special character of, a



historic town. Pottersheath is a small settlement/hamlet and does not constitute a historic town for the purposes of Green Belt purpose (d).

5.22 The site itself comprises an existing developed site containing a substantial building and forming part of the established equestrian centre. Its character and appearance are therefore already influenced by existing built development. The proposed development would involve the conversion and re-use of the existing building, with no extension proposed, and would not introduce built development which would affect the setting or special character of any historic town.

5.23 Accordingly, having regard to the location and existing characteristics of the site, and its lack of any relationship with the setting or special character of a historic town, it is considered that the Site does not strongly contribute to purpose (d) of the Green Belt.

Conclusion on Grey Belt

5.24 The Site does not strongly contribute to any of Green Belt purposes (a), (b) or (d) and therefore comprises grey belt land for the purposes of the Framework.



- 5.25 As set out above, Policy GB7 provides that development on grey belt land is not inappropriate development where the relevant criteria are satisfied. The proposal should therefore also be considered against those criteria.

Compliance with Policy GB7 i-iv

- 5.26 Policy GB7 i-iv of the Framework states that:

“The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

i. 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;

ii. There is an evidenced unmet need for the type of development proposed;

iii. The development would be in a sustainable location, with particular reference to policy TR3 of this Framework; and

iv. In the case of major development involving the provision of housing, the development proposed complies with policy GB8.”

- 5.25 The applicant’s response to each of the above is set out below:

i. 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;



5.26 In respect to the first part of Policy GB7(g)(i), the application site meets the definition of grey belt land for the reasons discussed above.

5.27 Regarding the second part of this criterion, the development of the site would not fundamentally undermine the purposes of the remaining Green Belt across the area of the plan. Green Belt extends across a substantial proportion of the district and would remain overwhelmingly unaffected by the development of this small site for a single dwelling. The proposal would neither materially extend development into the wider countryside nor compromise the strategic separation of settlements. Any localised effect would therefore fall well short of fundamentally undermining the purposes of the remaining Green Belt across the plan area.

5.28 The proposed development would be compliant with limb (i) of Policy GB7.

ii. There is an evidenced unmet need for the type of development proposed;

5.29 Footnote 41 notes that, in the case of applications involving the provision of housing, an evidenced unmet need for the type of development proposed, means the lack of a five-year supply of deliverable housing sites, including



the relevant buffer where applicable, or where the Housing Delivery Test was below 75% of the housing requirement over the previous three years.

- 5.30 The Council's Five-Year Housing Land Supply Update (November 2025) (attached as **Appendix 1**) sets out that the Council is currently only able to demonstrate a 2.6-year supply of land for housing. Accordingly, there is an evidenced unmet need for new housing development.
- 5.31 The proposed development would be compliant with limb (ii) of Policy GB7.

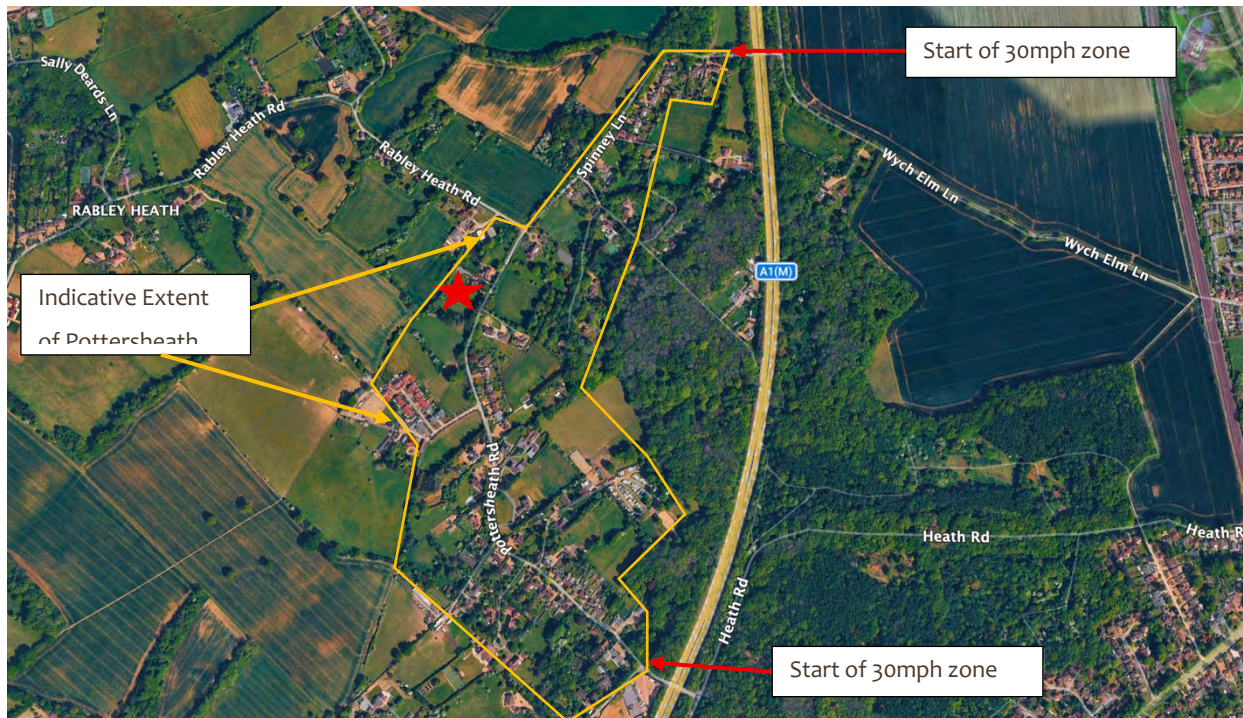
iii. The development would be in a sustainable location, with particular reference to policy TR3 of this Framework;

- 5.32 Pottersheath is a small hamlet to the north-west side of the A1(M). It contains a number of existing dwellings which are largely, but not exclusively, arranged in a linear form along Pottersheath Road, together with a small number of farmsteads and other rural businesses. Housing within Pottersheath extends to the north to Spinney Lane and Wych Elm Lane.

- 5.33 Whilst Pottersheath doesn't benefit from a defined settlement boundary, its core is largely defined by the 30mph speed limit signs at the junction



with Danesbury Park Road and just before the bridge over the A1(M) on Wych Elm Lane. On the ground, this gives Pottersheath the feel of a small settlement the entrance and exit to which is clearly defined.



5.34 Further, Pottersheath is located to the west/north-west of Oaklands, a village largely located within Welwyn/Hatfield with a small section within North Hertfordshire. LP Policy SP2 identifies Oaklands as a Category A village indicating a good range of services and facilities. Indeed, it contains a primary school, day nursery and pre-school, a small parade of shops and a small number of other services and facilities. As noted above, it would be possible to walk to Oaklands via the public footpath that connects Pottersheath Road with Canonsfield Road which leads into the village.



- 5.35 In terms of public transport, the nearest bus stops are located at The North Star Public House which is near to the junction of Canonsfield Road and Great North Road. A further set of bus stops are situated near to the junction of The Avenue and Great North Road. These provide regular bus services to larger settlements such as Welwyn Garden City and Stevenage.
- 5.36 In terms of the Framework, Policy TR3 ('Locating development in sustainable locations') seeks to ensure that development is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure. In particular, development which could generate a significant amount of movement should be located where it is, or can be made, sustainable by limiting the need to travel and offering a genuine choice of transport modes.
- 5.37 Importantly, however, the Framework expressly recognises the different circumstances which apply in rural areas. Policy TR3 provides that, in rural areas, opportunities to improve walking and wheeling, cycling and public transport, and to enhance the connectivity of an area, should be taken where they exist and can be supported by the development proposed.



5.38 The Framework also continues to recognise the important role that appropriately located housing development can play in supporting the vitality of rural communities. Policy HO6 ('Planning for a diverse mix of sites') expressly supports the allocation of sites which will support and enhance the vitality of rural communities and enable villages to grow and thrive, especially where this will support local services. In that context, it is considered that a small amount of additional residential development within Pottersheath can be supported.

5.39 The proposal would represent development within the core of the settlement and would contribute to the vitality of the local rural community. Future occupants would also be able to utilise services and facilities available in nearby settlements, including Codicote and Oaklands, together with other more sporadic services in the surrounding area. The proposal would therefore contribute towards supporting the wider network of rural settlements and services, consistent with the overall approach of the Framework.

5.40 It is further noted that planning permission has been granted for new residential development on at least two sites in Pottersheath since 2023. The first is application ref. 23/01202/FP which permitted a detached four-



bedroom dwelling at Heath Farm. In discussing sustainability in his report (attached as **Appendix 2**), the planning officer noted that:

“Pottersheath comprises a conurbation in close proximity to Oaklands and Old Welwyn, parts of Welwyn Garden City. There are few services immediately around the site, however, given the proximity of the site to Welwyn Garden City, I consider that it would be suitably sustainable given the availability of public transport links within the area among other leisure, employment and retail opportunities. Therefore, I consider that the site is in a sustainable location. Economic benefits would arise due to the use of local services and contractors and social benefits would arise due to the site comprising the provision of a new dwelling on a windfall site.”

- 5.41 Planning permission has also recently been granted for the conversion of an existing building at Welwyn Equestrian Centre, Pottersheath Road to residential (immediately next door to the site). The planning officer considered that the site was sustainable in a case with almost identical circumstances (delegated report attached as **Appendix 3**).



5.42 Accordingly, it is considered that the site is in a sustainable location with respect to Policy TR3 of the Framework and would thus be compliant with limb (iii) of Policy GB7.

iv. In the case of major development involving the provision of housing, the development proposed complies with policy GB8.

5.43 Not applicable: Development is not major development.

Summary

5.44 As discussed above, it is considered that the proposed development meets the definition of grey belt land and is moreover in full accordance with the requirements of Policy GB7. Accordingly, it would **not be inappropriate development** in the Green Belt.

Summary

5.45 The proposed conversion and alteration of the existing barn/stables would fall within a number of the categories of development identified under Policy GB7 of the Framework as not inappropriate development in the Green Belt. Firstly, the proposal would involve the reuse and alteration of an existing building of permanent and substantial construction, without resulting in a disproportionate increase in its size. Secondly, insofar as the



proposal involves the redevelopment of previously developed land, the development would not cause substantial harm to the openness of the Green Belt.

- 5.46 Furthermore, the site comprises grey belt land and the proposed development would be compliant with Policy GB7(g). Accordingly, the development would not be inappropriate development in the Green Belt and would thus be in accordance with Policy SP5 of the Local Plan and Policies GB6 and GB7 of the Framework.

Heritage, Design and Appearance

Policy Background

- 5.47 The statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) sets out that, with regard to applications for planning permission affecting a listed building or its setting, regard should be had to the desirability of preserving the setting or any features of special architectural or historic interest which it possesses.
- 5.48 The Framework contains national policies for conserving and enhancing the historic environment, which seek to ensure that heritage assets are



conserved in a manner appropriate to their significance and that development proposals appropriately assess and respond to any effects upon their significance and setting. LP Policies SP13 and HE1, together with CNP Policy COD20, similarly seek to conserve and enhance the historic environment and protect designated heritage assets. These policies are considered to be consistent with the objectives of the Framework and the statutory duty contained within Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5.49 The Framework also contains national policies relating to achieving well-designed places, including Policy DP3, which seeks to ensure that development is well designed, responds appropriately to its context and contributes positively to the character and quality of an area. LP Policies SP9 and D1, together with CNP Policy COD1, similarly seek to secure high-quality development which responds appropriately to its site and surroundings and are therefore considered to be consistent with the design objectives of the Framework.

Heritage Assets

- 5.50 A Heritage Assessment (HA) has been prepared in support of the application. The HA concludes that the existing north-east barn is not a



designated heritage asset and possesses very limited heritage significance in its own right. The building was substantially rebuilt following the loss of the original structure, with over 95% of the current building comprising modern construction. Whilst a limited section of the south-west wall and the attached Victorian stable retain some historic interest, the HA finds that, overall, the building has little architectural, artistic, archaeological or historic significance.

5.51 The HA also considers the relationship of the site to the nearby Grade II listed buildings at Arnold's Farm. It concludes that the principal contribution to the significance of these designated heritage assets derives from the historic farmhouse, granary, low barn, farmyard and their immediate relationship as a tightly grouped farmstead. By contrast, the surrounding equestrian development, modern buildings and the rebuilt north-east barn make either a neutral or negative contribution to the significance of the listed buildings, with more recent residential development having already altered the wider setting.

5.52 In assessing the proposed conversion, the HA concludes that the scheme would preserve and enhance the significance of the nearby listed buildings. The proposed external alterations are considered sympathetic to the



historic farmstead, including the removal of unsympathetic later additions, the restoration of the historic brick wall, the use of traditional materials and a restrained approach to new openings.

- 5.53 Overall, the conversion is considered to provide a more appropriate entrance to the listed farm group than the existing utilitarian building, resulting in a heritage enhancement rather than harm. Accordingly, the proposal is considered to accord with the relevant provisions of the NPPF and relevant LP Policies.

Design Considerations

- 5.54 The proposed conversion has been informed by the accompanying HA and adopts an architectural approach that respects both the agricultural origins of the building and its relationship with the adjacent listed farmstead. Rather than fundamentally altering the form or massing of the existing structure, the proposal seeks to work with the existing building, retaining its simple linear form and utilising the existing envelope to accommodate a viable residential use. This approach minimises intervention whilst ensuring the long-term conservation of the building through an economically sustainable new use.



- 5.55 Although the HA concludes that the building itself possesses only limited heritage significance, it nevertheless recognises that it forms part of the wider setting of the Grade II listed buildings at Arnold's Farm. Accordingly, the architectural approach has been deliberately understated, drawing upon the character of traditional agricultural buildings rather than introducing overtly domestic features. Existing large cart openings are retained and expressed through fixed timber barn doors, new openings are limited in number and are proportioned to reflect the agricultural character of the building, whilst black metal framed windows and simple hardwood stable doors provide a functional and recessive appearance.
- 5.56 The proposal also presents an opportunity to remove a number of unsympathetic later alterations and modern additions that currently detract from the appearance of the building. Existing redundant structures are removed, damaged sections of wall are repaired, the existing blockwork plinth is over-dressed in soft red facing brick to better reflect traditional local materials, and the roof is re-covered in natural blue-black slate. These interventions are modest in nature but collectively result in a building that sits more comfortably alongside the historic farmstead and makes a more positive contribution to its setting.



5.57 The accompanying HA concludes that these measures would preserve and enhance the significance of the nearby listed buildings. In particular, it finds that the proposed conversion would provide a more sympathetic entrance to the historic farm group than the existing utilitarian building, reinforcing the agricultural vernacular whilst avoiding unnecessary or incongruous alterations. The design therefore represents a considered and heritage-led response to the site, delivering a high-quality residential conversion that respects both the existing building and the character of its surroundings.

Summary

5.58 Overall, the proposal represents a sensitive and well-considered conversion that has been informed by a detailed assessment of the significance of the site and its surroundings. The accompanying HA demonstrates that the application building possesses very limited heritage significance in its own right and is not a designated heritage asset. Furthermore, the proposed development has been carefully designed to respect the agricultural origins of the building and its relationship with the nearby Grade II listed buildings at Arnold's Farm.

5.59 The proposal would preserve and enhance the significance of the setting of the nearby listed buildings through the removal of unsympathetic later



additions, the repair and restoration of historic fabric, the use of appropriate traditional materials and a restrained architectural approach. Rather than resulting in harm, the scheme would provide a more sympathetic and attractive building that better reflects the historic farmstead and makes a positive contribution to its setting.

5.60 Accordingly, the proposal satisfies the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, accords with the relevant provisions of Section 20 of the National Planning Policy Framework and is consistent with the design objectives of Section 14 of the Framework. It also complies with LP Policies SP9, SP13, D1 and HE1 and CNP Policies COD1, COD2 and COD20, which collectively seek high-quality design that conserves and enhances the historic environment.

Quality of the Proposed Accommodation

5.61 The proposed development would ensure an excellent standard of habitable accommodation for the proposed dwelling. In general terms, the dwelling has been designed so as to ensure an acceptable environment with respect to the provision of natural light and ventilation to habitable rooms. The property would be provided with a private amenity area suitable to serve the needs of potential occupants.



5.62 Accordingly, it is considered that the proposed development would be compliant with Policies SP9 and D1, as well as Section 14 of the Framework and the Technical Housing Standards.

Impact on Neighbouring Properties

5.63 As an existing structure, the proposal would not materially alter the established built form or introduce any additional impacts in terms of outlook, overbearing impact or loss of light to neighbouring residential properties. The conversion would be contained entirely within the existing building footprint, with no increase in its footprint or overall height. Consequently, the relationship between the building and surrounding properties would remain largely unchanged.

5.64 Whilst a number of new window and door openings are proposed, these have been carefully positioned and designed to avoid overlooking of neighbouring dwellings. The principal openings are concentrated on the north-east elevation facing the existing access drive, with only a limited number of secondary openings elsewhere. Having regard to the separation distances involved, the orientation of the building and the position of neighbouring dwellings, it is considered that the proposal would not result in any unacceptable loss of privacy.



5.65 The proposal would also not give rise to any material increase in noise, disturbance or general activity that would adversely affect neighbouring occupiers. The development comprises the conversion of a single existing building to one dwelling, a use that is entirely compatible with the surrounding residential and rural context.

5.66 Accordingly, it is concluded that the proposal would safeguard the living conditions of neighbouring residents and accords with the objectives of Policy D3 of the Local Plan which seek to secure a high standard of amenity for existing and future occupiers.

Highways Considerations

5.67 Policy TR3 of the Framework seeks to ensure that development is located in sustainable locations, having regard to the need to limit the need to travel and to offer a genuine choice of transport modes. Importantly, the Framework recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. In rural areas, opportunities to improve walking, wheeling, cycling and public transport, and to enhance connectivity, should be taken where they exist and can be supported by the development proposed. In this case, the proposal is for a single dwelling within the existing settlement of Pottersheath and involves



the reuse of an existing building rather than the creation of an isolated dwelling in the countryside.

- 5.68 Whilst the range of services and public transport opportunities available within Pottersheath is necessarily more limited than would be expected in an urban location, future occupants would have access to services and facilities within nearby settlements, including Codicote and Oaklands. Having regard to the modest scale of the proposal, its location within an existing rural settlement and the Framework's recognition of the differing transport opportunities available in rural areas, the site is considered to represent an appropriate location for the development for the purposes of Policy TR3.
- 5.69 Policy TR4 of the Framework deals with the assessment of the transport impacts of development proposals. It requires, amongst other matters, that safe and suitable access to a site can be achieved for all users and provides that development should only be refused on highway grounds where there would be an unacceptable impact on highway safety or where the residual cumulative impacts on the road network, following mitigation, would be severe. LP Policy T1 similarly seeks to ensure that development proposals



provide safe and suitable access arrangements and that their transport impacts are appropriately assessed and mitigated.

- 5.70 The proposal comprises the conversion and alteration of an existing building to form a single dwelling. Vehicular access would continue to be taken from Pottersheath Road via the established access serving the site, with no material alterations proposed to the existing point of access or the surrounding highway network. The proposed layout provides dedicated off-street parking and sufficient space within the site for vehicles to manoeuvre and enter and leave in a forward gear. The development would therefore make effective use of the established access arrangements without requiring substantive works to the public highway.
- 5.71 Having regard to the modest scale and nature of the development, the proposal would generate only a limited number of vehicle movements. The existing building forms part of an established equestrian complex and is currently used for storage purposes, whereas its proposed use as a single private dwelling would result in a modest level of day-to-day traffic. Such movements would be readily capable of being accommodated by the surrounding highway network and would not materially affect highway capacity or the safe operation of Pottersheath Road.



- 5.72 Appropriate off-street parking and turning facilities would be provided within the site, enabling vehicles to enter and leave safely without giving rise to additional demand for on-street parking. The access, parking and manoeuvring arrangements are therefore suitable for the scale and nature of the proposed development and would not result in any material adverse effect upon the operation or safety of the public highway.
- 5.73 Overall, the proposal would provide safe and suitable access and would not result in an unacceptable impact on highway safety or severe residual cumulative impacts on the road network. The development therefore accords with Policies TR3 and TR4 of the Framework and Policy T1 of the North Hertfordshire Local Plan.

Other Matters

Ecology

- 5.74 The application is supported by a Preliminary Ecological Appraisal (PEA) and Bat Emergence Survey (BES). The submitted ecological assessments conclude that the proposed development would not give rise to unacceptable impacts upon protected species or habitats. In particular, the surveys identify no evidence to suggest that the proposal would adversely



affect European Protected Species or other protected species, subject to the implementation of any recommended precautionary measures.

- 5.75 The site lies within the Green Impact Risk Zone for Great Crested Newts. Accordingly, no further steps are required in association with this.

Biodiversity Net Gain

- 5.76 The proposed development is exempt from the mandatory Biodiversity Net Gain requirements introduced by Schedule 7A of the Town and Country Planning Act 1990 as the site is under 0.2ha and contains no priority habitat.

Flood Risk

- 5.77 The site lies within Flood Zone 1 and is not at medium or high risk of surface water flooding.

Land Contamination

- 5.78 Conditions could be appended to any consent requiring desktop and/or site investigations regarding any potential land contamination that may be present.

Sustainability/ Energy



5.79 The application is supported by a statement setting out the sustainability and energy/water efficiency of the proposed development.

Other Matters

5.80 There are no other matters relevant to a determination on the application.



Section 6: Summary & Conclusions

- 6.1 This Planning Statement supports an application for the part demolition and alteration of the existing barn and stables at Welwyn Equestrian Centre to facilitate their conversion to form a single dwelling, together with associated private amenity space, parking and manoeuvring areas. The assessment undertaken within this Statement demonstrates that the proposal accords with the development plan when read as a whole and with the relevant national decision-making policies contained within the Framework.
- 6.2 In Green Belt terms, the proposal falls within the categories of development identified by Policy GB7 of the Framework as not inappropriate development. In particular, it would involve the reuse and alteration of an existing building of permanent and substantial construction without resulting in a disproportionate increase in its size. The proposal would retain the established height and footprint of the building and having regard to its nature, scale and existing built form, would preserve the openness of the Green Belt and would not conflict with Green Belt purposes. The principle of development is therefore acceptable in Green Belt terms.



6.3 Furthermore, the site comprises grey belt land for the purposes of the Framework and provides an additional basis for concluding that the development is not inappropriate under Policy GB7. The proposal would not fundamentally undermine the purposes, taken together, of the remaining Green Belt across the plan area; there is an evidenced unmet need for housing having regard to the Council's housing land supply position; and, as demonstrated against Policy TR3, the site represents an appropriate location for this modest form of development. In particular, the proposal would reuse an existing building within the established settlement of Pottersheath, with access to services and facilities in the surrounding network of rural settlements, including Oaklands and Codicote. The Framework's recognition that opportunities for sustainable transport differ between urban and rural areas is also material in this regard.

6.4 In respect of the historic environment, the accompanying Heritage Assessment concludes that the building is not curtilage listed and possesses very limited heritage significance in its own right. Notwithstanding this, the conversion has been sensitively designed to respond to the agricultural character and appearance of the building and to preserve the significance and setting of the nearby Grade II listed buildings at Arnold's Farm. The



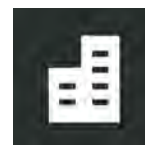
removal of unsympathetic additions, repair and retention of historic fabric and use of appropriate traditional materials would result in a scheme which responds positively to the historic environment and accords with the relevant heritage policies of the development plan and Framework.

- 6.5 The development would deliver a high-quality three-bedroom dwelling through the beneficial reuse of an existing building. Its scale, form, materials and detailed design would respond appropriately to the character of the site and its rural surroundings, while providing an appropriate standard of accommodation and private amenity space for future occupants. The proposal would also maintain an acceptable relationship with neighbouring properties and would not give rise to unacceptable effects in terms of overlooking, privacy, outlook, daylight, overbearing impact, noise or disturbance.
- 6.6 The established vehicular access would be retained and appropriate off-street parking and turning facilities would be provided, allowing vehicles to enter and leave the site safely. Consistent with Policy TR4 of the Framework, the limited vehicle movements associated with a single dwelling would not result in an unacceptable impact on highway safety or severe residual cumulative impacts on the road network. The submitted



ecological evidence also demonstrates that the proposal can be delivered without unacceptable effects upon protected species or habitats, while matters relating to flood risk, contamination, energy and environmental sustainability have been appropriately considered and can be satisfactorily addressed.

- 6.7 Overall, the proposal represents an appropriate and sustainable reuse of an existing permanent building which is acceptable in Green Belt terms, responds positively to its rural and historic context and would deliver an additional dwelling without giving rise to unacceptable environmental, residential amenity or highway impacts. The proposal accords with the development plan when read as a whole and with the relevant national decision-making policies of the Framework, including Policies GB7, TR3 and TR4. There are therefore no material considerations which indicate that planning permission should be withheld and, in accordance with the statutory presumption in favour of the development plan, planning permission should be granted.



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

Five-Year Housing Land Supply Update

November 2025



**North
Herts**
Council

CONTENTS

INTRODUCTION	3
FIVE-YEAR HOUSING REQUIREMENT	5
DELIVERABLE HOUSING SUPPLY	12
CONCLUSIONS	16

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.

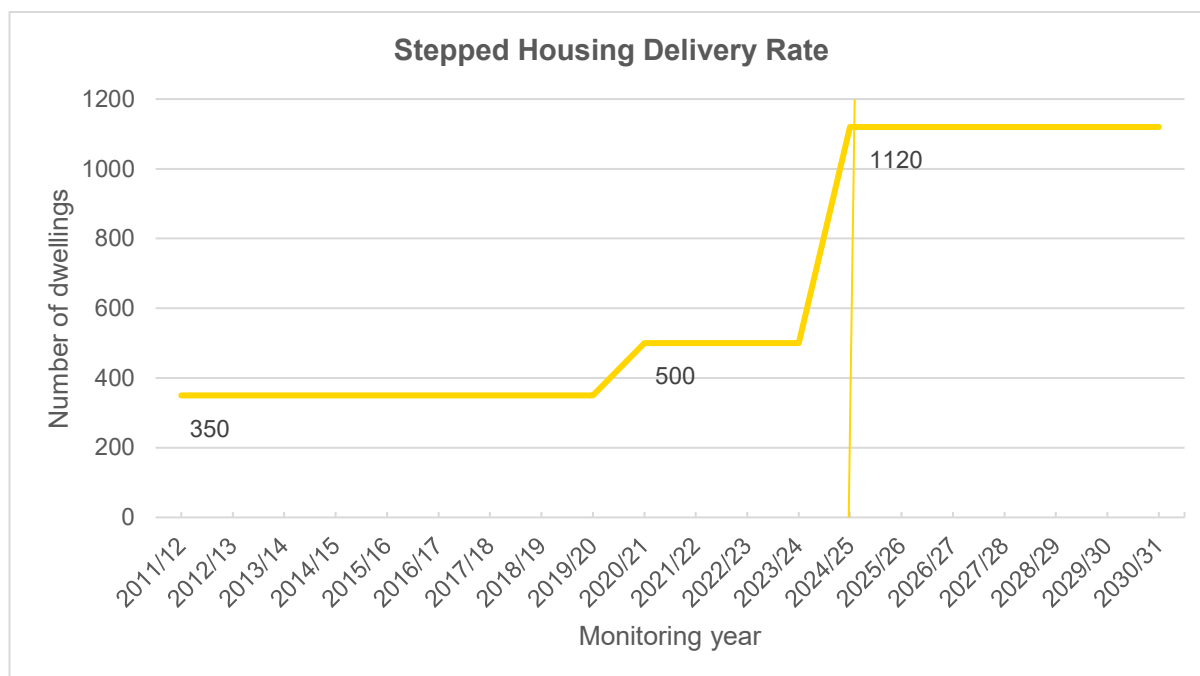


Fig 1 – Stepped housing delivery rate

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

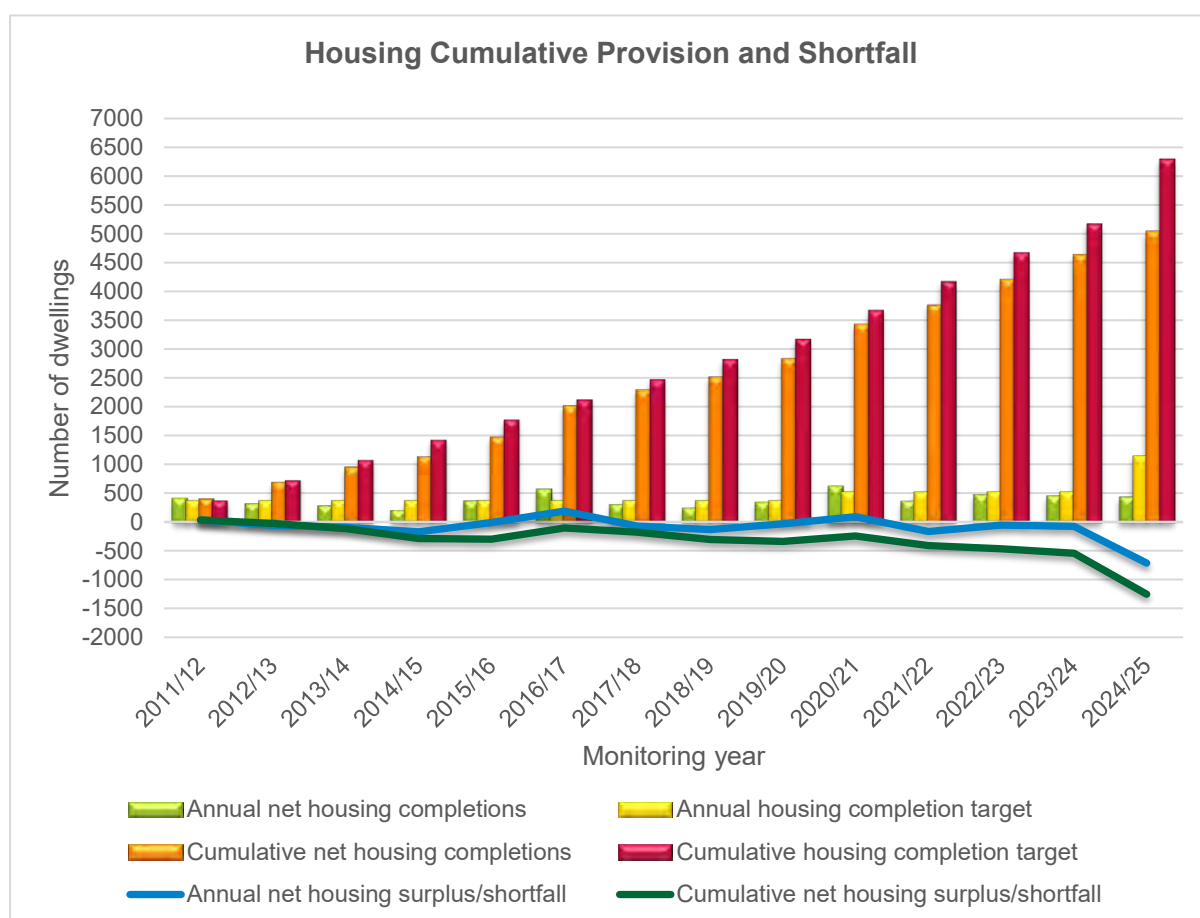


Fig 2 - Cumulative net housing completions and shortfall in housing provision 2011/12 to 2023/24

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. 23/01202/FP



www.north-herts.gov.uk

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Russell Linard
33 Green Street
Stevenage
Herts
SG1 3DS

Applicant:

Mr And Mrs Bentley

PARTICULARS OF DEVELOPMENT

Application:	23/01202/FP
Proposal:	Erection of one 4-bed dwelling and associated parking.
Location:	Heath Farm, Pottersheath Road, Pottersheath, Hertfordshire, AL6 9ST
Plan Nos:	RL/8448-01 rev A RL/8448-02 rev A RL/8448-03A RL/8448-04 A

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 13 June 2023, subject to the following condition(s):

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. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with 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 no development approved by this permission shall 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) No development approved by this permission (other than that necessary for the discharge of this condition) shall 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) This site 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 this site.

Reason: 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.

4. 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 and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

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

5. Prior to the first occupation of the development hereby permitted, a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

6. Prior to occupation, the proposed 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.

7. Prior to occupation of the development hereby approved, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, will be stationed and walk distances for residents including the specific arrangements to enable collection from the kerbside of the adopted highway / refuse collection vehicle access point [or within 15 metres]. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents and in the interests of visual amenity in accordance with Policies D1 and D3 of the North Hertfordshire Local Plan 201-2031.

8. Prior to the commencement of development, a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented on site in the first planting season following the substantial completion of the construction of the dwelling. The landscape scheme shall include:

- a) which, if any, of the existing vegetation is to be removed and which is to be retained, including how it will be protected during the construction works;
- b) what new trees, shrubs, hedges are to be planted and areas grassed, together with the species proposed and the size and density of planting, this includes planting within the car park to provide shade, structure and ameliorate the expanse of hard surfacing;

- c) the location and type of any new walls, fences or other means of enclosure, and details of any hard surfacing proposed;
- d) details of any earthworks proposed.
- e) the location of retained ecological features and location and type of any habitat boxes / structures to be installed
- f) the areas to be sown or planted with specific seed mixes or specific species for biodiversity value

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

9. Details and/or samples of all hard surfacing materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

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

10. Prior to commencement of the development (including ground works, vegetation clearance), a Landscape and Ecological Management Plan (LEMP) shall be prepared, detailing how biodiversity will be incorporated within the development scheme to achieve net gain. The plan shall include details of native species tree and hedgerow planting, wildflower seed mixes, and the location of any habitat boxes / structures for protected species to be installed. The plan shall be Creating a cleaner, greener, healthier Hertfordshire submitted to the LPA for written approval and the development shall be carried out in accordance with the approved plan unless otherwise agreed in writing with the LPA.

Reason: To demonstrate the expectations of NPPF and the Environment Act in enhancing the site and achieving overall net gains for biodiversity have been met in accordance with national and Local Plan Policy NE4.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage 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. EV CHARGING POINT SPECIFICATION INFORMATIVE:

Each 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).

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

- o 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).

- o 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 (non-extended) 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.

2. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway

Authority to obtain their permission and requirements before construction works commence.

Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 16 April 2024

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 £145 per request or £43 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 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.

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, BYELAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
23/01202/FP	Erection of one 4-bed dwelling and associated parking.	Heath Farm Pottersheath Road Pottersheath Hertfordshire AL6 9ST

Submitted Plan Nos

RL/8448-01 rev A RL/8448-02 rev A RL/8448-03A RL/8448-04 A

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SP2	Settlement Hierarchy and Spatial Distrib
SP5	Countryside and Green Belt
NE2	Landscape
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding
SECN15	Conserve + enhance natural environment

2.0 **Site History**

- 2.1 19/00528/RM - Reserved Matters application for approval of Landscaping and Appearance, relating to Outline Planning Application 18/02194/OP granted on 21/12/2018 (4-bed detached dwelling following demolition of existing buildings, stables and portacabins). (as amended by drawings DD.2629-1 SHT1-4 REV.A received 04/04/2019). – Conditional Approval of Details
- 2.2 18/02194/OP - Outline Planning permission (all matters reserved except access, layout and scale) for one 4-bed detached dwelling following demolition of existing buildings (Class B2, B8), stable blocks and portakabins (as amplified by drawings 17030-SP received 20/11/2018 and PL01D and 01C received 23/11/2018). – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation:**

- 3.1.1 1x Support from Lane End Lodge, Pottersheath Road–

"I am an immediate neighbour to Heath Farm which borders my property and welcome the proposed development giving my full support"

- 3.2 **Parish Council** – Objection due to dwelling being sited on Green Belt land.

- 3.2.1 No response was received from ward councillors regarding a call-in for planning control committee.

3.3 **Environmental Health –**

Contamination: No Objection subject to conditions.

Noise: No Objection

Air Quality: Recommends EV Charging Point condition.

3.4 **Highways:**

July 2023: Recommends refusal due to lack of information and distance to waste collection.

December 2023: Does not wish to restrict grant of permission subject to conditions.

- 3.5 **Waste:** Provides advice related to bin collection requirements.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site comprises a parcel of land in use for an equestrian business. The land is off Pottersheath Road and is brushed over by the Green Belt. Its surroundings are relatively rural with predominantly residential uses in proximity to the site.

Previous planning applications determined that the land is Previously Developed Land in the view of the National Planning Policy Framework. At present predominantly single storey structures are present to the site associated with the equestrian business. Outline and Reserve Matters planning approval was received for a dwelling to this site though these permissions are no longer extant giving their expiries have now lapsed.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of one 4-bed dwelling and associated parking.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Green Belt:

- 4.3.2 Paragraph 76 of the NPPF states:

“Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met:

a) their adopted plan is less than five years old; and

b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.”

- 4.3.3 Footnote 79 on Page 65 advises that Paragraph 76 is only applicable to applications received on or after the publication of December 2023 version of the NPPF. Given that this application was received prior to 19 December 2023 and given that the Local Planning Authority demonstrates less than a 5 year housing land supply, the tilted balance is applicable in this instance.

- 4.3.4 The proposed development seeks to replace various equestrian buildings with a new two storey dwelling. National and local planning policies seek to increase housing densities in urban areas as far as this is consistent with the principles of good design and place making. At the time of writing the Councils five-year land supply is 3.5 years, which is a shortfall. Therefore, the presumption in favour of sustainable development is engaged in accordance with paragraph 11(d) of the NPPF, where permission should only be refused if any adverse impacts of doing so would significantly and demonstrably outweigh the

benefits. In any case, it is considered that the contribution that these types of developments make to the Districts housing supply is important.

- 4.3.5 Exception g) within Paragraph 154 is of relevance to the proposal given that the development seeks to introduce development on Previously Developed Land (PDL) provided that the development does not occasion a greater impact upon the openness of the Green Belt when compared to the existing development. It is acknowledged that the proposed dwelling would be taller than the existing equestrian buildings, however, it would measure approximately half as large as the large and sprawling buildings present on site. Previous determinations on site gave weight to the prospective benefits to openness from a sympathetic and well designed soft landscaping scheme and I consider that this should be given weight in this instance. I also consider that the less-intense nature of the residential use when compared to the equestrian use is less harmful to openness in the green belt given that there would be fewer vehicle movements to and from the site. I acknowledge that the NPPF's definition of PDL does not cover agricultural buildings, however, I consider that an equestrian use differs from agricultural buildings and therefore constitutes PDL. On balance, I consider that the works are acceptable in the Green Belt in the view of the NPPF and Local Plan policies.

Sustainability:

- 4.3.6 Pottersheath comprises a conurbation in close proximity to Oaklands and Old Welwyn, parts of Welwyn Garden City. There are few services immediately around the site, however, given the proximity of the site to Welwyn Garden City, I consider that it would be suitably sustainable given the availability of public transport links within the area among other leisure, employment and retail opportunities. Therefore, I consider that the site is in a sustainable location. Economic benefits would arise due to the use of local services and contractors and social benefits would arise due to the site comprising the provision of a new dwelling on a windfall site.

Design and Appearance:

- 4.3.7 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main building in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

Appearance

- 4.3.8 The proposed dwelling would be set back from the public realm and adopted highway, with views being gained at the extreme end of a private track. I consider that the existing equestrian buildings are not of sufficient value to object to their demolition and consider that their demolition and replacement by the dwelling would not be harmful. The proposed dwelling would be a large executive home with pitched roofs, with hips to all elevations and a large gable ended projection to the north-western elevation. Materials of construction are proposed to be faced brickwork, natural slate roof tiles, casement windows/doors and permeable paving surfaces. I consider that the traditional built form

and overall scale of development are acceptable and consider that the substantial plot would suitably host a dwelling of this size. It is considered suitable to require the submission and approval of materials details prior to commencement on site.

Layout, Access and Landscaping

- 4.3.9 The dwelling would be situated within the south western corner of the application plot. It would be accessed through the existing access for the equestrian buildings on-site. I consider that the driveway layout and access arrangements are acceptable in design terms and would not result in unacceptably large areas of hardstanding or to result in a contrived or constrained layout. Little detail is provided to confirm the extent and type of landscaping proposed and therefore it is recommended that details of hard and soft landscaping be provided prior to commencement on site.
- 4.3.10 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.11 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.12 The proposed dwelling would sit in a part of the site away from the eastern neighbour and would be separated by vegetation and a track to the north. I consider that the levels of the site together with the scale of the dwelling do not result in unacceptable dominance or a loss of light for neighbouring dwellings. Viewing aspects from the host dwelling would not allow for first floor views towards and into neighbouring curtilages and windows and I therefore consider that the dwelling would hold an acceptable relationship with these neighbours.
- 4.3.13 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Standard of Amenity for Future Occupiers:

- 4.3.14 Paragraph 127 (f) of the NPPF states that “**decisions should ensure that developments... create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity of future and existing users**”. Paragraph 127 (f) is reflected in Guideline 8 of Policy SP9 of the Local Plan.
- 4.3.15 The proposed dwelling would benefit from an internal floor space of approximately 295 sqm. This far exceeds the requirements for a 4 bed, 2 storey dwelling and incorporates approximately 3 sqm of storage space. Rooms would be well served by windows to allow for sufficient outlook and light and the dwelling would be served by an acceptable

level of amenity space. The dwelling would be well served by garden space to the front and rear. The amenity of future occupiers would be suitably met.

Highways and Parking:

- 4.3.16 The dwelling would benefit from an existing access onto Pottersheath Road. It would benefit from a minimum of 2 parking spaces off-street and would therefore meet the requirements. Hertfordshire Highways were consulted and initially objected, citing concerns regarding the access onto Danesbury Lane. A visibility splay diagram was provided and subsequently, the Highways Authority withdrew their objection. This is therefore compliant with relevant policy relates to highways impacts.

Environmental Implications:

- 4.3.17 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Planning Balance:

- 4.3.18 In line with the above, it is stated within footnote 79 of the NPPF and within paragraph 11(d) of the NPPF that there must be significant and demonstrable reasons to refuse planning permission when considering applications for housing received prior to the 19th of December 2023. The shortfall in housing land supply, the lack of harm to the openness of the Green Belt, neighbouring amenity and nearby character are given positive weight. The site is in a relatively sustainable area with links to Welwyn and would incorporate a net gain in biodiversity as part of a landscaping scheme agreed following determination. Given the above, I consider that there are no significant or demonstrable reasons to refuse planning permission in my view.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with 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 no development approved by this permission shall 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) No development approved by this permission (other than that necessary for the discharge of this condition) shall 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) This site 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 this site.

Reason: 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.

4. 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 and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to

comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

5. Prior to the first occupation of the development hereby permitted, a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

6. Prior to occupation, the proposed 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.

7. Prior to occupation of the development hereby approved, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, will be stationed and walk distances for residents including the specific arrangements to enable collection from the kerbside of the adopted highway / refuse collection vehicle access point [or within 15 metres]. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents and in the interests of visual amenity in accordance with Policies D1 and D3 of the North Hertfordshire Local Plan 201-2031.

8. Prior to the commencement of development, a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented on site in the first planting season following the substantial completion of the construction of the dwelling. The landscape scheme shall include:

- a) which, if any, of the existing vegetation is to be removed and which is to be retained, including how it will be protected during the construction works;
- b) what new trees, shrubs, hedges are to be planted and areas grassed, together with the species proposed and the size and density of planting, this includes planting within the car park to provide shade, structure and ameliorate the expanse of hard surfacing;
- c) the location and type of any new walls, fences or other means of enclosure, and details of any hard surfacing proposed;
- d) details of any earthworks proposed.
- e) the location of retained ecological features and location and type of any habitat boxes / structures to be installed
- f) the areas to be sown or planted with specific seed mixes or specific species for biodiversity value

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

9. Details and/or samples of all hard surfacing materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

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

10. Prior to commencement of the development (including ground works, vegetation clearance), a Landscape and Ecological Management Plan (LEMP) shall be prepared, detailing how biodiversity will be incorporated within the development scheme to achieve net gain. The plan shall include details of native species tree and hedgerow planting, wildflower seed mixes, and the location of any habitat boxes / structures for protected species to be installed. The plan shall be Creating a cleaner, greener, healthier Hertfordshire submitted to the LPA for written approval and the development shall be carried out in accordance with the approved plan unless otherwise agreed in writing with the LPA.

Reason: to demonstrate the expectations of NPPF and the Environment Act in enhancing the site and achieving overall net gains for biodiversity have been met in accordance with national and Local Plan Policy NE4.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage 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. EV CHARGING POINT SPECIFICATION INFORMATIVE:

Each 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).

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

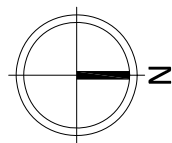
- o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be 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.

2. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

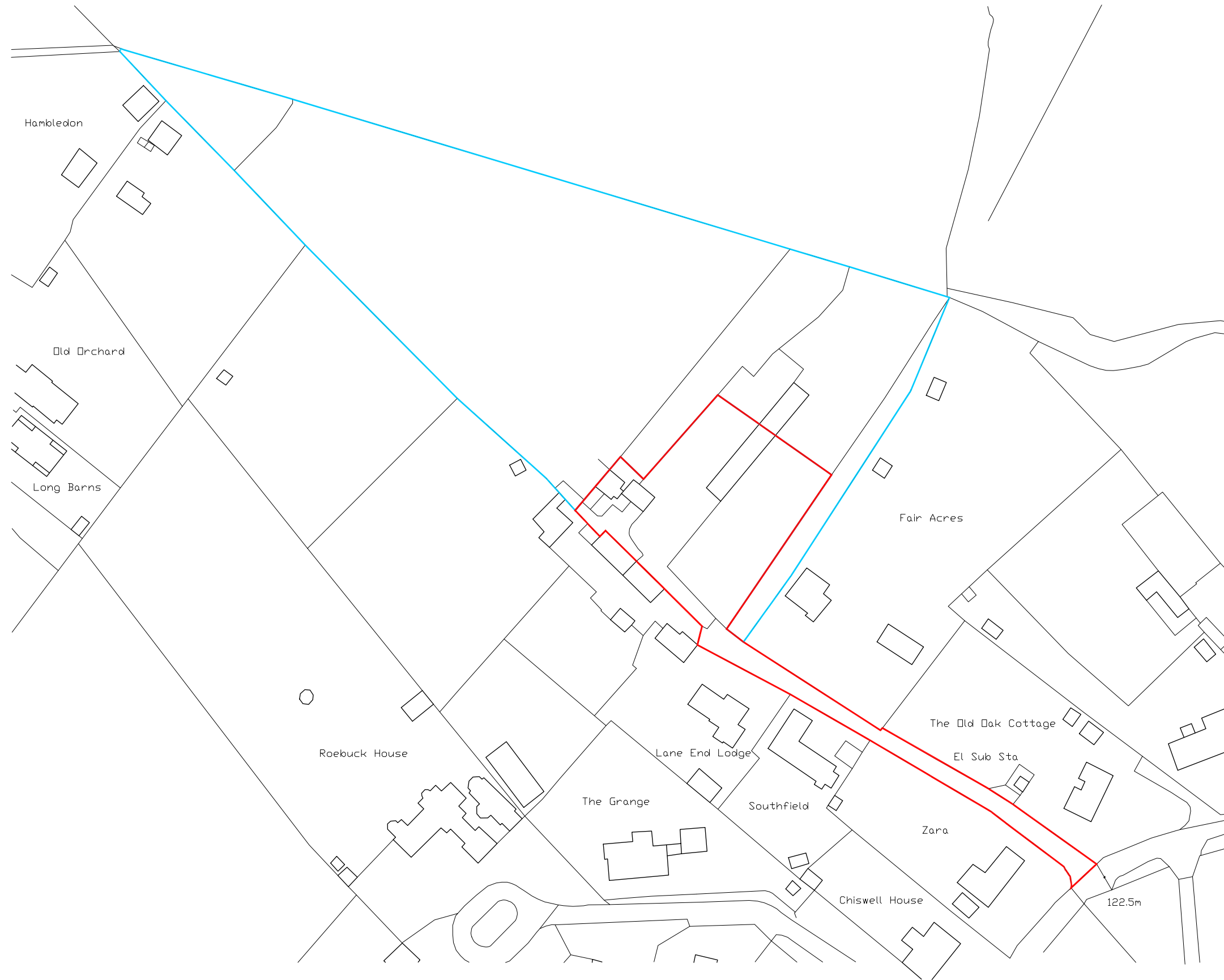
AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 April 2024	



0 50 METRES



RUSSELL LINARD	
Building Consultant Telephone 07879 443898	
33 Green Street Old Stevenage Hertfordshire SG1 3DS	
PROPERTY:	
Heath Farm Pottersheath Road Pottersheath Hertfordshire AL6 9ST	
Location Plan	
SCALES: 1:1250 at A3	
Drawing No.	Rev.
RL/8448-04	



APPENDIX 3: Decision Notice, Delegated Report, and Location Plan Application

Ref. 25/01973/FP



www.north-herts.gov.uk

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:
Phillips Planning Services Ltd
Kingsbrook House
7 Kingsway
Bedford
MK42 9BA
United Kingdom

Applicant:
Peter And Kay Ivory

PARTICULARS OF DEVELOPMENT

Application: 25/01973/FP

Proposal: Conversion of four stables to a one bed dwelling including alterations to fenestration and insertion of two rear rooflights; formation of enclosed amenity space, and provision of one car parking space, cycle store, and bin storage area (development has commenced)

Location: Welwyn Equestrian Centre, Pottersheath Road, Pottersheath, Hitchin, Hertfordshire, AL6 9SZ

Plan Nos: 25-01A 25-02A 25-03A 25-04 25-05 25-026

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 1 October 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. The development hereby permitted shall be carried out and completed in accordance with the recommendations set out in the submitted noise assessment.

Reason: To ensure satisfactory living conditions for the occupants and to comply with Policy D3 of the North Herts Local Plan.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 11 December 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, BYELAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01973/FP	Conversion of four stables to a one bed dwelling including alterations to fenestration and insertion of two rear rooflights; formation of enclosed amenity space, and provision of one car parking space, cycle store, and bin storage area (development has commenced)	Welwyn Equestrian Centre Pottersheath Road Pottersheath Hitchin Hertfordshire AL6 9SZ

Submitted Plan Nos

25-01A 25-02A 25-03A 25-04 25-05 25-026

1.0 Policies

1.0 **Relevant Planning Policy**

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

Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 9: Promoting sustainable transport
Section 11: Making effective use of land
Section 12: Achieving well-designed places
Section 13: Protecting Green Belt land

1.2 **North Herts Local Plan (2011 – 2031)**

Policy SP5: Countryside and Green Belt
Policy D1: Sustainable Design
Policy D3: Protecting Living conditions
Policy T1: Transport
Policy T2: Parking

1.3 **Codicote Neighbourhood Plan (May 2025)**

Policies:

COD 1: Designing with Design Codes COD 2: Designing for Net Zero COD 3: Designing for Flood Resilience COD 4: Planning for Biodiversity COD 12: Traffic Congestion and Road Safety COD 13: Public Transport COD 14: Safe and Accessible Active Travel Routes COD 15: Sustainable Water Supply COD 16: Landscape Character and Important Views COD 17: Biodiversity and Ecological Connectivity COD 19: Climate Change Resilience

2.0 **Site History**

2.1 24/01321/PNG : Conversion of 4 stables to two one-bed flats. Withdrawn

24/02636/FP: Conversion of 4 stables to two one-bed flats. (Development already carried out). Refused permission 5/6/25 for the following reasons:

'By reason of the limited floorspace for each dwelling (below the nationally described space standard), poor levels of natural lighting, lack of facilities for waste storage and collection, lack of amenity space, allocated car parking area and / or cycle storage and general location within a working equestrian yard, the development gives rise to poor living conditions for the occupants of the dwellings contrary to the provisions of Policies D1 and D3 of the North Herts Local Plan 2011 – 2031'

3.0 **Representations**

3.1 Codicote Parish Council: Advise no objection (received 9th December 2025)

3.2 Site Notice / Adjoining occupiers: No responses received.

3.3 NHDC Environmental Health: 'No objections'

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

The application site comprises a single storey former stable block located within a working stable yard / equestrian centre. The Equestrian centre site is accessed from a track that leads to Pottersheath Road.

The site and the surrounding land is located within the Green Belt and is outside of any settlement boundary.

Immediately to the north west of the site is a recently completed residential development following the redevelopment of redundant agricultural buildings.

4.2 **Proposal**

4.2.1 Conversion of 4 stables to a one bed dwelling, formation of amenity space, and provision of car parking, cycle storage, and bin storage (development partially carried out).

4.3 **Key Issues**

4.3.1 Principle of the use

4.3.2 Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate with some exceptions including at sub-paragraph h) :

iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;

In this case the buildings that were subject of the conversion are former stables of timber frame construction with a brick plinth section at the ends and with a slate roof. It is considered that the buildings are of permanent and substantial construction and therefore the development would not be considered inappropriate development in the Green Belt.

In terms of openness the converted buildings have been on site for some time and no extensions are proposed therefore there would be no harm to openness arising from the residential use.

This issues regarding design and layout and living conditions as commented on in more detail below.

4.3.3 Design and appearance

4.3.4 The only external alterations appear to be the provision of two rooflights on the north roof elevation and a single window on the south west elevation. The remaining openings are to be retained including a single entrance door and windows to the dwelling in lieu of the original stable doors. The yard in front of the cottages comprises a concrete hardstanding.

4.3.5 The details of the external alterations are acceptable in this location.

4.3.6 Living conditions of the occupiers

4.3.7 Although previously occupied as two dwellings the proposal is now to occupy the former stable as one 1 x bedroom dwelling with a floorspace of 64 sq metres. This exceeds the minimum requirement of 37 sq metres required for a 1 bedroom, one person dwelling by the Department for Communities and Local Government publication 'Technical housing standards – nationally described space standard' (March 2015).

4.3.8 Additional natural light is provided by two rooflights and a side window. Good levels of natural light are now provided for the occupiers.

4.3.9 There is now an allocated amenity space for the occupiers of the dwellings in addition to a drying area (see plan 25-02 A). In addition a secure cycle store and bin store is provided.

4.3.10 The applicants have provided a noise impact assessment. The assessment has indicated that internal noise levels within the proposed development are predicted to meet the guideline noise criteria contained in BS 8233:2014 provided the identified appropriate minimum specified glazing, ventilation and façade materials are installed to a good manner of workmanship. A condition is recommended to ensure that the development is completed in accordance with the recommendations set out in the submitted noise assessment.

4.3.11 It is considered that the living conditions of the occupiers of the dwellings are acceptable and would comply with Policy D3 of the Local Plan

4.3.12 The Council's Environmental Health officer advises that the application is supported by a noise assessment which concludes that internal and external noise levels are predicted to be satisfactory based on some specified standard glazing and ventilation options. The EHO advises that he is satisfied with this conclusion and raises no objections to the proposals.

4.3.13 Parking / access / refuse

- 4.3.14 The submitted planning statement advises that there is now a proposed parking space within the courtyard (see plan 25-02A) on private land and there will be a secure cycle store within the outbuilding opposite the dwelling. Provision has been made for waste storage and collection. There will be no impact on the local highway network.
- 4.3.15 The application site is remote from any local services – the nearest local centre being at Oaklands almost 1 mile away. There is no bus service along Pottersheath Road which is narrow with no footpaths and for the most part unlit. However, the Framework states at paragraph 110 that:

‘However, 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.’

Paragraph 84 of the Framework also addresses the issue of isolated homes in the countryside which should be avoided unless certain criteria apply including at c) ‘it would involve the re-use of a redundant or disused building’

Given this advice in the Framework and in view of the limited scale of the development there are no sustainability grounds on which to refuse permission in my view.

4.3.16 Climate change and BNG

- 4.3.17 A sustainability and energy statement has been submitted. The development will be all electric but there are few other carbon reducing measures however the development is unlikely to have any significant impact on local climate change.
- 4.3.18 As there is no habitat area affected the development is exempt from the need to demonstrate a biodiversity net gain.

4.4 **Conclusion**

- 4.4.1 The development is now considered to be acceptable in planning terms.

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. The development hereby permitted shall be carried out and completed in accordance with the recommendations set out in the submitted noise assessment.

Reason: To ensure satisfactory living conditions for the occupants and to comply with Policy D3 of the North Herts Local Plan.

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. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

Welwyn Equestrian Centre

Site Location Plan



- Application Site
- Other Land in Applicants Ownership

REVISIONS	DATE
A Cycle store corrected	06/25
B Red line amended	08/25



Kingsbrook House
7 Kingway
Bedford
MK429BA
T 01234 272829
F 01234 271412
info@phillips-planning.co.uk

Phillips Planning Services Ltd.
Town Planning and Development Consultants

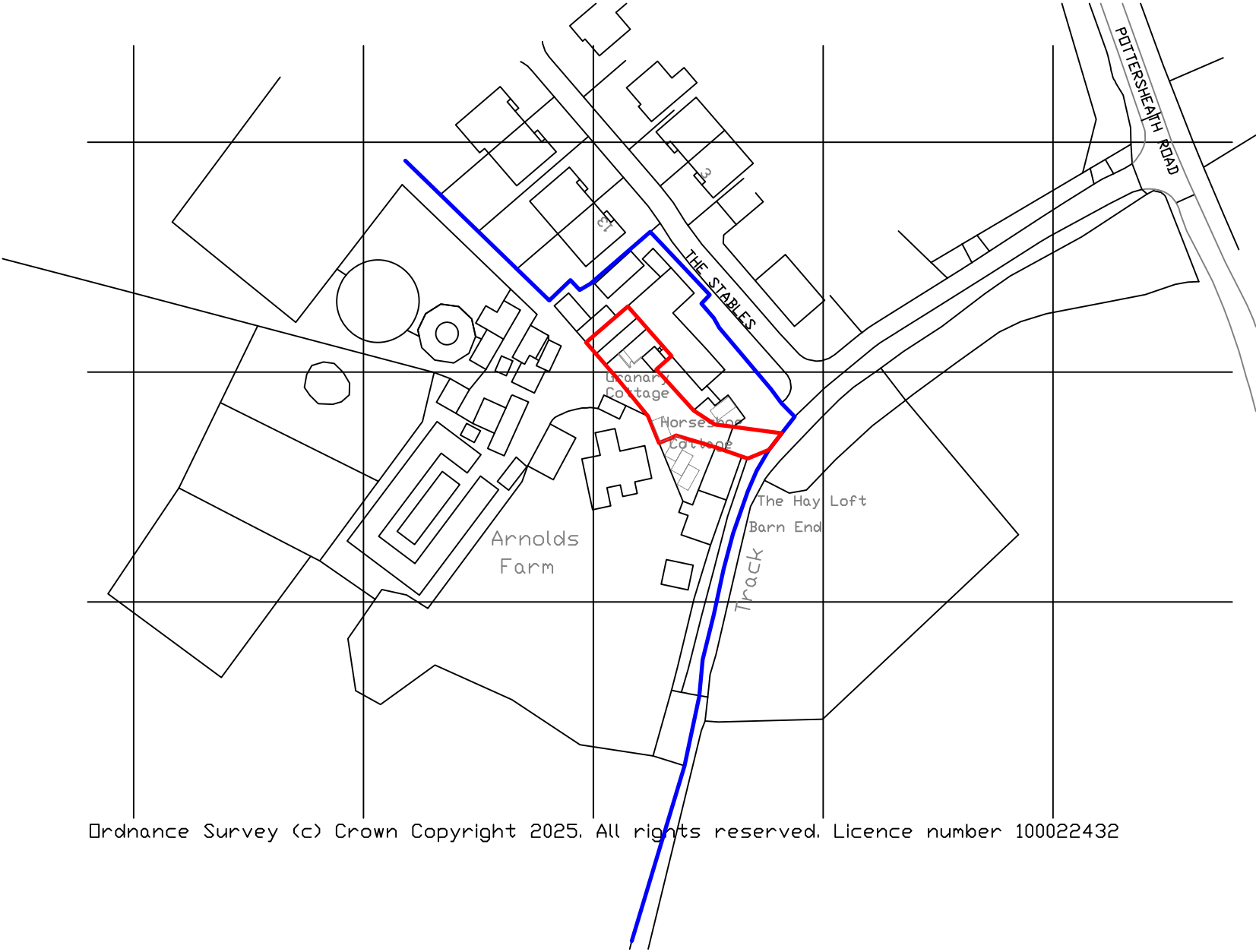
PROJECT
Welwyn Equestrian Centre
TITLE
Site Location Plan
CLIENT
Peter and Kay Ivory

SCALE (@ A4)	DRAWN BY	DATE
1 : 1250	LK	06/25

PROJECT NUMBER	DRAWING NUMBER	REV
256635	25-01	B

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