

Planning Statement inc. Design & Access Statement

Reserved matters (appearance, landscaping, layout, scale and internal access) for the erection of 9 dwellings with associated landscaping, parking and amenity space pursuant to LPA Ref 23/02946/OP

Land rear of Martlets, 66 Park Lane, Knebworth, Herts, SG3 6PW

DLA Ref: 2025/083

Date: June 2025

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1.0 INTRODUCTION

1.1.0 Background

1.1.1 This report relates to reserved matters application providing details of appearance, landscaping, layout, scale and internal access for 9 dwellings on land rear of Martlets, 66 Park Lane, Knebworth, Herts, SG3 6PW.

1.1.2 The application is submitted following the approval of outline planning permission LPA Ref 23/02946/OP with all matters reserved except for access for the erection of up to 9 dwellings, on 18 June 2025.

1.2.0 Scope

1.2.1 This document comprises an overarching Planning Report incorporating a Design and Access Statement. Sections 2 to 4 consider the physical, economic, social and historical context of the site, identifying the relevant local, regional and national planning policy framework; Section 5 sets out the details of the proposal; and Section 6 details the consultations undertaken prior to the submission of the application. All these sections inform the evaluation of the proposal in Section 7 against the identified planning policy framework. The overall conclusions are set out in Section 8 and which are summarised below at paragraph 1.3.0.

1.2.2 The report provides an overview of the proposal and should be read in conjunction with the documents set out in Figure 1.2.2 below.

Fig 1.2.2: Supporting Documents

Report	Author	Date
Tree Survey and Arboricultural Impact Assessment	Rebecca Peace Arboriculture	January 2024
Ecological Enhancement Plan	Wildlife Consultants Ltd	February 2025
Energy Statement	Energytest Ltd	March 2025

1.3.0 Summary

1.3.1 The proposal is promoted on the following basis:

1. **Principle** The principle of the proposal complies with the locational policies of the NHLP, whilst in any event outline planning permission for up to 9 dwellings has been approved.
2. **Dwelling Mix** The mix of dwellings accords with the requirements of the Development Plan
3. **Sense of Place & Context** The proposal will deliver a coherent and legible development, compatible with its context, with the visual impact of the proposal to be very limited given the degree containment.

4. **Residential Amenity** The proposal will deliver a high standard of environment for existing and prospective occupiers in compliance with adopted standards.
5. **Movement** The access arrangements were approved under the outline permission. Car and cycle parking is provided in accordance with adopted standards.
6. **Environment** There are no environmental barriers to the proposal, with an ecological enhancement plan and a sustainability strategy submitted as part of the proposal as required by the outline permission.

2.0 SITE & CONTEXT ANALYSIS

2.1.0 Location

2.1.1 The Site is located on the western edge of the village of Knebworth, on the northern side of Park Lane, to the north and east of the retained curtilage of the detached dwelling known as The Martlets.

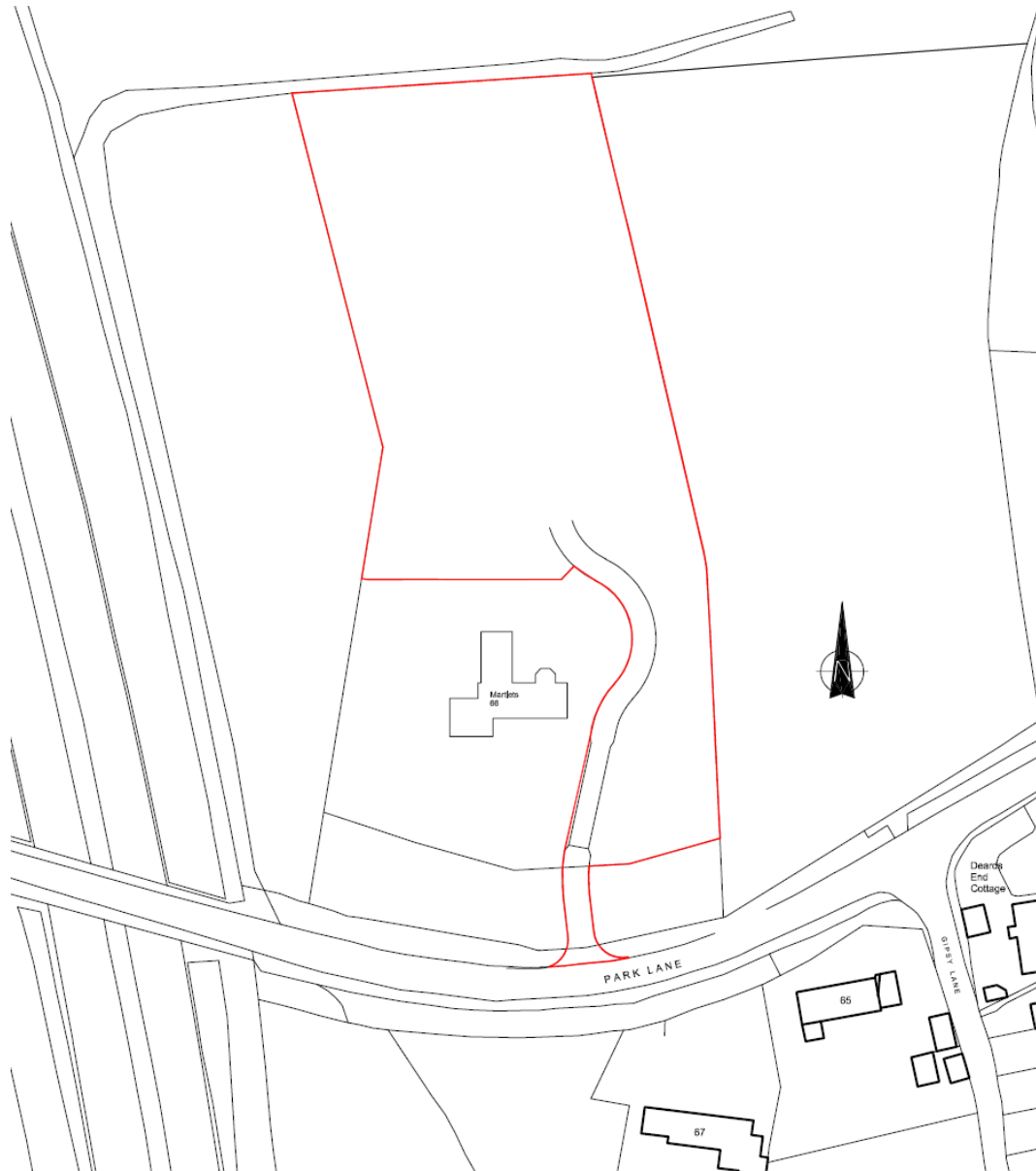


Fig 2.1.1: Site Location

2.2.0 Application Site

2.2.1 This Site of some 0.8 hectares comprises part of the residential curtilage of The Martlets. It includes the existing access and the land to the east thereof, and the extensive northern section to the rear of the dwelling. Other than the access the Site is generally open grassland, although there is a timber outbuilding to the north-east of the dwelling with further smaller structures adjacent to the rear site boundary.

2.2.2 The boundaries of the site are demarcated by mature planting and trees, with an area of dense tree planting and trees to the Park Lane frontage beyond the Site boundary, which also extends westwards to the front of the retained curtilage to The Martlets. There are very limited, if any, views into the application site from public viewpoints.

2.3.0 Context

2.3.1 The A1(M) is located to the west of the site, with open countryside containing sporadic development beyond. To the south of the application site is the existing dwelling, Park Lane along the southern boundary and residential development to the south of Park Lane, extending along Gipsy Lane. To the east and north of the site is currently open countryside, however as noted below the land is allocated in the Local Plan for residential development.

2.4.0 Proposals Map Notation

2.4.1 The proposals map for the North Hertfordshire District Council NHLP 2011-2031, shows the Site within the village of Knebworth and with no other designation. The Site is bounded to the north and east by housing allocation KB1.

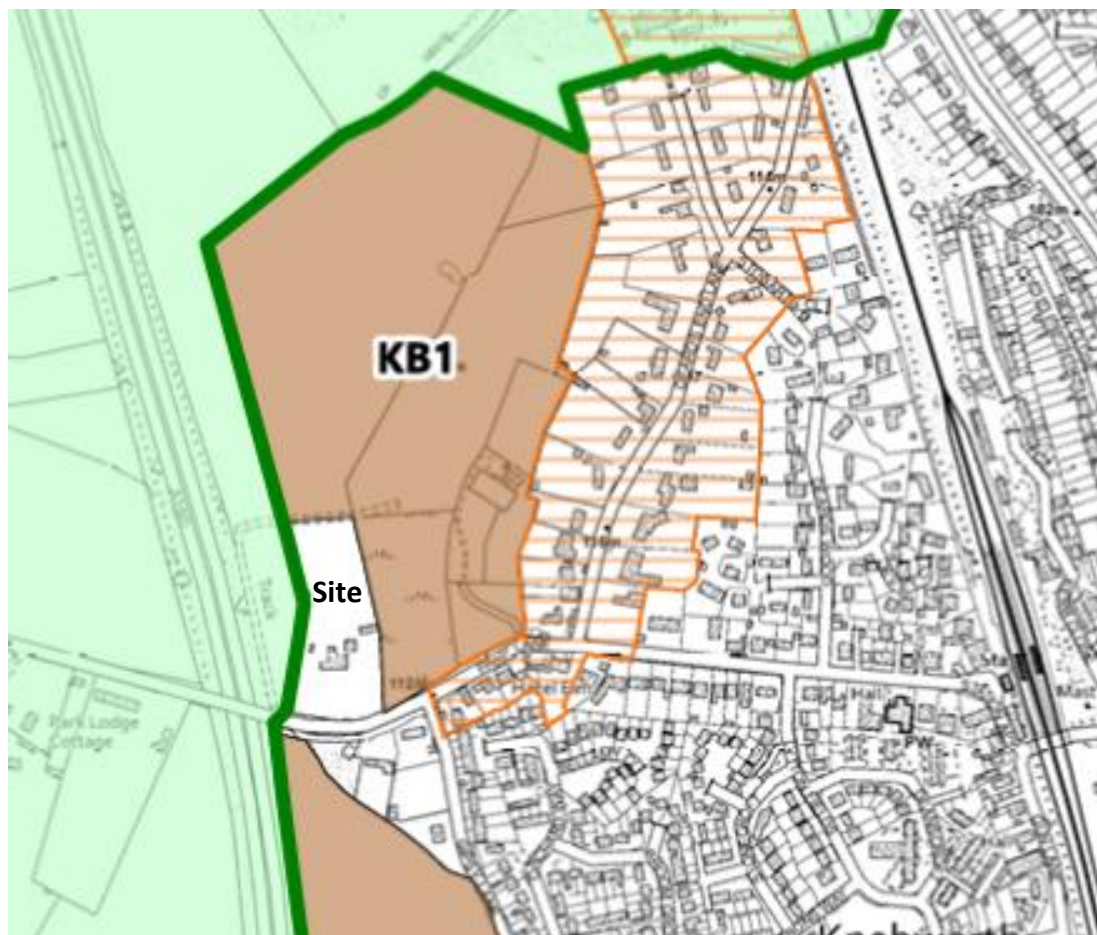


Fig 2.4.1: Extract from the proposals map for the North Hertfordshire District Council 2011-2031

2.5.0 Local Services

2.5.1 The NHLP sets out that:

“The village of Knebworth has a good range of facilities including a railway station, school, doctors and dentists, library, a range of shops, village hall and churches.”

2.5.2 The table below lists a selection of facilities within the village and their distance from the application site.

Fig 2.5.2: Proximity of local services to the Site

Facility	Location	Distance	Walking time	Cycle time
Knebworth Village Hall	Park Lane	0.5km	6 mins	2 mins
Knebworth Station	Station Approach	0.6km	8 mins	2 mins
Knebworth Pre-School	17 Park Lane	0.5km	6 mins	2 mins
Knebworth Primary School	Swangley's Lane	1.1km	14 mins	4 mins
Doctors	St Mary's Road	1.1km	15 mins	4 mins
Village Dental Practice	3 Station Road	0.8km	10 mins	2 mins
Co-op food store	119 London Road	0.9km	13 mins	3 mins
Various shops	London Road/ Milestone Road/ Station Road	0.9km	13 mins	3 mins

2.6.0 Accessibility

2.6.1 There are bus stops around 250m from the site which provide access to services to Stevenage and Luton. The railway station is an 8-minute walk or 2-minute cycle from the site and has services to Letchworth, London Kings Cross and Cambridge.

3.0 RELEVANT PLANNING HISTORY

3.1.0 Application Site

3.1.1 The relevant history of the application site is summarised in Figure 3.1.1 below.

Fig 3.1.1: Summary of Relevant Planning History

LPA Ref	Proposal	Outcome
23/02946/OP	Outline with all matters reserved except for access: Erection of up to 9 dwellings	Approved date See 3.1.2 below
12/02819	Single storey front/extension (The Martlets)	Approved 12/3/2013

3.1.2 **LPA Ref 23/02946/OP** Further to the above, condition Nos 8 of the outline permission requires specific details to be submitted at the Reserved Matters Stage as follows:

“8. As part of the details at the Reserved Matters stage, an Ecological Enhancement Plan shall be submitted to and approved in writing by the Planning Authority. This plan shall reference and incorporate the enhancements detailed in the Biodiversity Impact Statement prepared by Wildlife Consultants Limited, Section J 1-5 and shall include a habitat plan to specify the location and siting of these features within the site.

9. A subsequent Reserved Matters application should include a site-wide sustainability strategy for consideration and approval in writing by the Planning Authority that addresses renewable energy, reducing carbon emissions and water conservation. The agreed measures shall be implemented and maintained thereafter.”

4.0 POLICY CONTEXT

4.1.0 National Policy / Guidance

4.1.1 The National Planning Policy Framework (NPPF) 2024, sets out the Government's planning policies for England. The following sections are considered directly relevant:

- Section 2: Achieving Sustainable Development
- Section 5: Delivering a sufficient supply of homes
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well designed places
- Section 15: Conserving & enhancing the natural environment
-

4.1.2 The National Planning Policy Guidance contains detailed guidance on the application of the NPPF.

4.1.3 Account is also taken of the National Design Guide - Planning practice guidance for beautiful, enduring and successful places, which aims to illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.

4.2.0 Development Plan – North Hertfordshire District Council NHLP 2011-2031

4.2.1 The NHLP was adopted on 8th November 2022, and the following policies are considered relevant:

Policy No.	Title
SP1	Sustainable development in North Hertfordshire
SP2	Settlement Hierarchy and Spatial Distribution
SP6	Sustainable Transport
SP8	Housing
SP9	Design and sustainability
SP10	Healthy Communities
T1	Assessment of Transport Matters
T2	Parking
HS3	Housing Mix
D1	Sustainable design
D3	Protecting living conditions
NE1	Landscape
KB1	Land at Deards End

4.3.0 **Knebworth Neighbourhood Plan**

4.3.1 The Neighbourhood Plan was made in May 2022, and the following policies are considered relevant:

Policy No.	Title
KBDS1	Knebworth Village Character
KBDS2	Density of Housing Development
KBBE1	Housing Mix
KBBE2	Sustainable Buildings
KBBE4	Design
KBEF1	Biodiversity
KBEF2	Energy Conservation
KBEF3	Flooding and Drainage
KBT1	Sustainable Modes of Travel

4.4.0 **Supplementary Planning Guidance / Documents & Other Relevant Guidance**

4.4.1 Reference is made to the following documents:

- Design SPD July 2011
- North Herts Annual Monitoring Report 2019-20
- Sustainability SPD

5.0 DESCRIPTION OF DEVELOPMENT

5.1.0 Use & Amount

5.1.1 In accordance with the provisions of the outline permission, 9 detached dwellings are proposed, comprising a mix of 3 x 3-bedroom and 6 x 4-bedroom properties, as detailed in the schedule below.

Fig 5.1.1: Schedule of accommodation

Plot No	Dwelling Type	Floor Area / Garage Area
1	4-bed / 8-person	230m ² / 43m ²
2	4-bed / 8-person	217m ² / 48m ²
3	4-bed / 8-person	217m ² / 48m ²
4	4-bed / 8-person	230m ² / 43m ²
5	4-bed / 8-person	230m ² / 43m ²
6	3-bed / 5-person	158m ² / 20m ²
7	3-bed / 5-person	158m ² / 20m ²
8	3-bed / 5-person	158m ² / 20m ²
9	4 -bed / 8-person	217m ² / 48m ²

5.2.0 Layout

5.2.1 The dwellings would be located in a linear arrangement to the east and west of the central access road, with five dwellings located to the west of the access road and four to the east. The dwellings would all be set back in their plots with parking and landscaped front gardens including tree planting to the front of the houses. All properties would have private gardens to the rear of the dwelling.

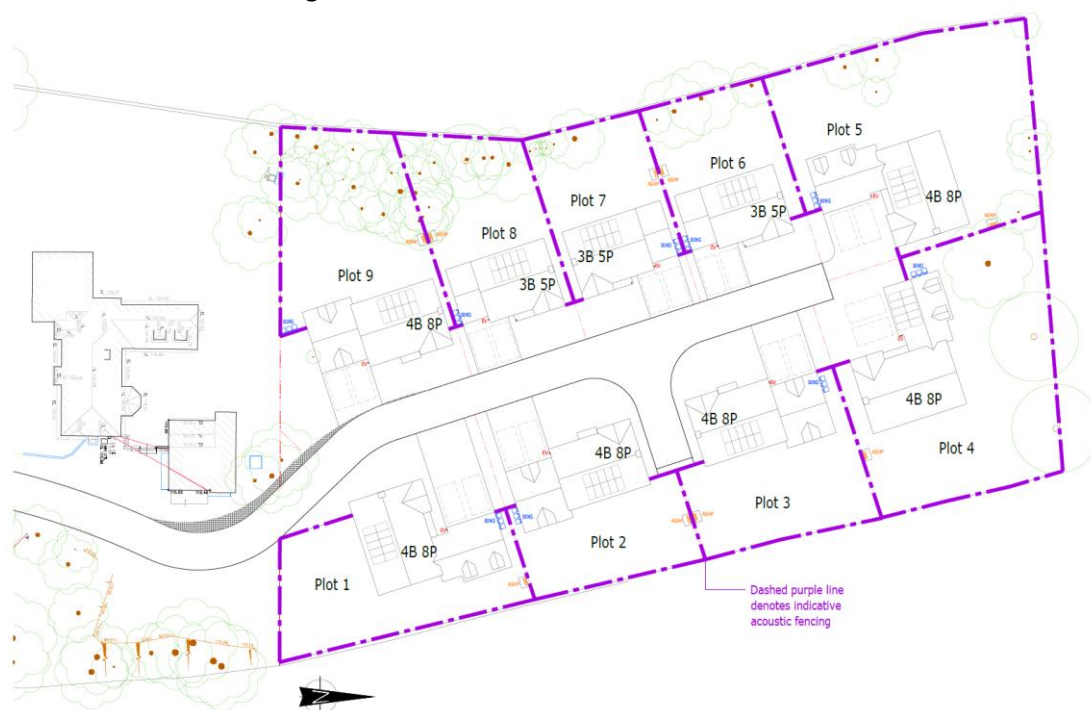


Fig 5.2.2: Proposed Site Layout

5.3.0 **Appearance & Scale**

5.3.1 The dwellings would be two-storey in height with pitched roofs of traditional design, incorporating projecting gable elements. All the units would be finished in brickwork with a plinth and detailed banding areas. The roofs would be plain tile, and all the houses would have a chimney.

5.3.2 **Plots 1, 4 & 5** These 4-bedroom units would be L-shaped, incorporating a single storey double garage projection, with accommodation in the roofspace to be lit by twin dormer windows in the rear roof slope.

5.3.3 **Plots 2, 3 & 9** These 4-bedroom units would incorporate a setback, lower side element providing a double garage with bedroom accommodation over to be lit by single pitched roof dormers to the front and rear roof slopes.

5.3.4 **Plots 6, 7 & 9** These would comprise 3-bedroom houses, each including a setback single storey section providing a single garage to the side.

5.3.5 All dwellings would have solar panels, with plots 1-3, 6-9 having them on the rear roof slope of the main element of the house and plot 4 having panels on the front roof slope of the garage and plot 5 on the front roof slope of the dwelling. All dwellings would also have an air source heat pump within the rear garden.

5.4.0 **Access**

5.4.1 Access to the site was approved under the outline permission via the existing access from Park Lane. The junction would be improved to provide a 5.5m wide road with appropriate visibility splays. Provision of the splays would require some cutting back of existing vegetation. In accordance with Condition 7 of the outline permission, the approved vehicular access, car parking layout and pedestrian visibility splays will be installed prior to the first occupation/use of the development.

5.4.2 The proposal also includes a new section of footway running along the northern side of Park Lane for some 60m to join up with the existing footway.

5.4.3 Curtilage parking is provided for each dwelling, with 4 spaces proposed for the 4-bedroom dwellings and 3 spaces for the 3-bedroom units. This provision includes the proposed garage spaces, which exceed the minimum dimensions (3m x 7m) specified in Appendix 4 of the NHLP. The garages would also provide secure cycle storage.

5.5.0 Landscaping

5.5.1 With reference to Figure 5.6.1 below, existing landscaping features and trees will be retained as far as possible with additional landscaping in the form of new trees and hedges mixed planted border, semi-managed woodland meadow lawn and amenity lawn areas proposed. Landscaping is proposed to the front of the dwellings and within the public realm around them, to include new tree and hedge planting along the boundary with the retained curtilage to The Martlets and within the existing wooded area to the east of the access drive. 2m high fencing with a minimum mass of 10kg/m2 is proposed to all the plots as shown on the site layout drawing (See Fig 5.2.2 above).

Fig 5.5.1: Proposed Landscape Plan



5.6.0 Ecological Enhancement Plan

5.6.1 As required by condition No 8 of the outline permission, an Ecological Enhancement Plan forms part of the proposal.

6.0 CONSULTATIONS

6.1.0 Overview

6.1.1 Pre-application discussions took place with the planning authority and the highway authority prior to the submission of the outline application. No further pre-application advice has been sought.

7.0 **PLANNING CONSIDERATIONS**

Based on the analysis set out in Sections 2 to 5, it is considered that the application proposal raises the following issues, which are considered in turn below:

1. Principle
2. Dwelling Mix
3. Sense of Place & Context
4. Residential Amenity
5. Movement
6. Environmental Considerations

7.1.0 **Issue No 1: Principle**

7.1.1 The 2011-2031 NHLP was adopted on 8 November 2022, which removed the Site from the Green Belt and included it within the defined Knebworth settlement boundary. NHLP Policy SP2: Settlement Hierarchy and Spatial Distribution, supports development within the defined settlement boundary of Knebworth, identifying it as one of 5 larger villages where around 13% of housing is to be delivered during the Plan period. Knebworth has three housing allocations estimated to deliver a total of circa 600 dwellings, with a total of around 731 dwellings to be delivered in the village during the Plan period.

7.1.3 In this context, the officer's report to committee in respect of the approved outline application confirmed that:

"The application site is within the adjusted Knebworth Settlement Boundary. Policy SP2 permits housing and supporting infrastructure within this adjusted settlement boundary of Knebworth. Given that this application seeks the erection of residential dwellings and an associated access, I consider that the works are compliant with the provisions of this policy and therefore raise no objection to the principle of the proposal subject to other material planning considerations."

7.1.4 The principle of the proposal is therefore acceptable in planning policy terms, whilst in any event an outline planning permission for up to 9 dwellings has been approved.

7.2.0 Issue No 2: Dwelling Mix

7.2.1 NHLP Policy HS3 (Housing Mix) requires that an appropriate range of house types and sizes are provided, taking into account:

- “i. the overall targets of this plan;*
- ii. the findings of the most up-to-date evidence including the most recent Strategic Housing Market Assessment, the Council’s Self Build Register and other relevant evidence of housing need;*
- iii. the location and accessibility of the site; and*
- iv. recent completions, existing permissions and sites in the five year supply;...”*

7.2.2 In addition, the Policy requires that the proposal would provide ‘*a density, scale and character of development appropriate to its location and surroundings.*’

7.2.3 Knebworth Neighbourhood Plan policy KBBE1 (Housing Mix) requires that housing development proposals should ‘*demonstrate the extent to which they address current and future housing needs in the Neighbourhood Plan area, whilst providing a range of types and size of home.*’

7.2.4 The application proposes 3 x three bed dwellings and 6 x four bed dwellings. It is considered that this mix is appropriate on this occasion as follows. The supporting text to NHLP Policy HS3 states that the majority of completions since 2011 have been for smaller units, whilst noting that some of the sites identified through this Plan are specifically anticipated to focus upon small homes and / or flats. In this context, it continues that applicants should therefore make an initial assumption of 60% larger (3+ bed) and 40% smaller (1 or 2 bed) homes to ensure an overall mix is achieved, such that it is recognised that supply should be skewed towards larger dwellings.

7.2.5 Moreover, if, as required by Policy HS3, account is taken of the most up-to date assessment of need as provided by the North Herts District and Stevenage Borough Councils SHMA Update (2023), this identified an overall need for 4,546 market homes in the period 2022 to 2031, of which 78% was for 3+ bedroom dwellings. Given the relatively modest size of the Site; the quantum of development approved under the outline permission; and the need to deliver a cohesive development, which relates well to its semi-rural context, (see section 7.3.0 below) the mix of larger units proposed is considered to be appropriate. In addition, there is significant scope to provide a wider range of unit size locally through the development of the adjoining allocated Site KB1 if considered necessary, which is anticipated to yield some 200 dwellings.

7.3.0 Issue No 3: Sense of Place & Context

7.3.1.0 Policy Backdrop

- 7.3.1.1 In general design terms NPPF (2024) Section 12 - Achieving well-designed places - states at paragraph 135 that planning policies and decisions should ensure that developments should, amongst other things: add to the long-term quality of the area; be visually attractive; and be sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 7.3.1.2 The NPPF also notes the important contribution made by trees to the character and quality of urban environments and accordingly requires that planning policies and decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments.
- 7.3.1.3 The Framework also states at paragraph 139 that development that is not well designed should be refused, especially where it fails to reflect local design policies / guidance.
- 7.3.1.4 With regard to the Development Plan, NHLP Policy D1 (Sustainable Design) states that planning permission will be granted for development proposals that: respond positively to the sites local context; create or enhance the public realm; retain existing vegetation and propose appropriate new planting; maximise accessibility, legibility and physical and social connectivity; and minimise the visual impact of street furniture and parking provision. Policy SP9 (Design and Sustainability) further considers that new development will be supported where it is well designed and located and responds positively to its local context. Policy KBDS1 of the Knebworth Neighbourhood Plan requires that development respects or enhances the special character of the village. Policy KBDS2 requires the density of development to respect site boundaries, trees and hedgerows, as well as existing properties and the character of the area and Policy KBBE4 requires all development to demonstrate good design.
- 7.3.1.5 Reference is also made to the Design SPD and the appended Village Maps. The guidance predates the NHLP, such that the Site is shown outside the village on the Knebworth Map (See Fig 7.3.1.5 below), but it is adjacent to the identified semi-rural zone. The SPD includes design guidance, albeit this is very focused on development within identified Village Zone, centred on the London Road and Station Road, so as to be of limited relevance to the current proposal.

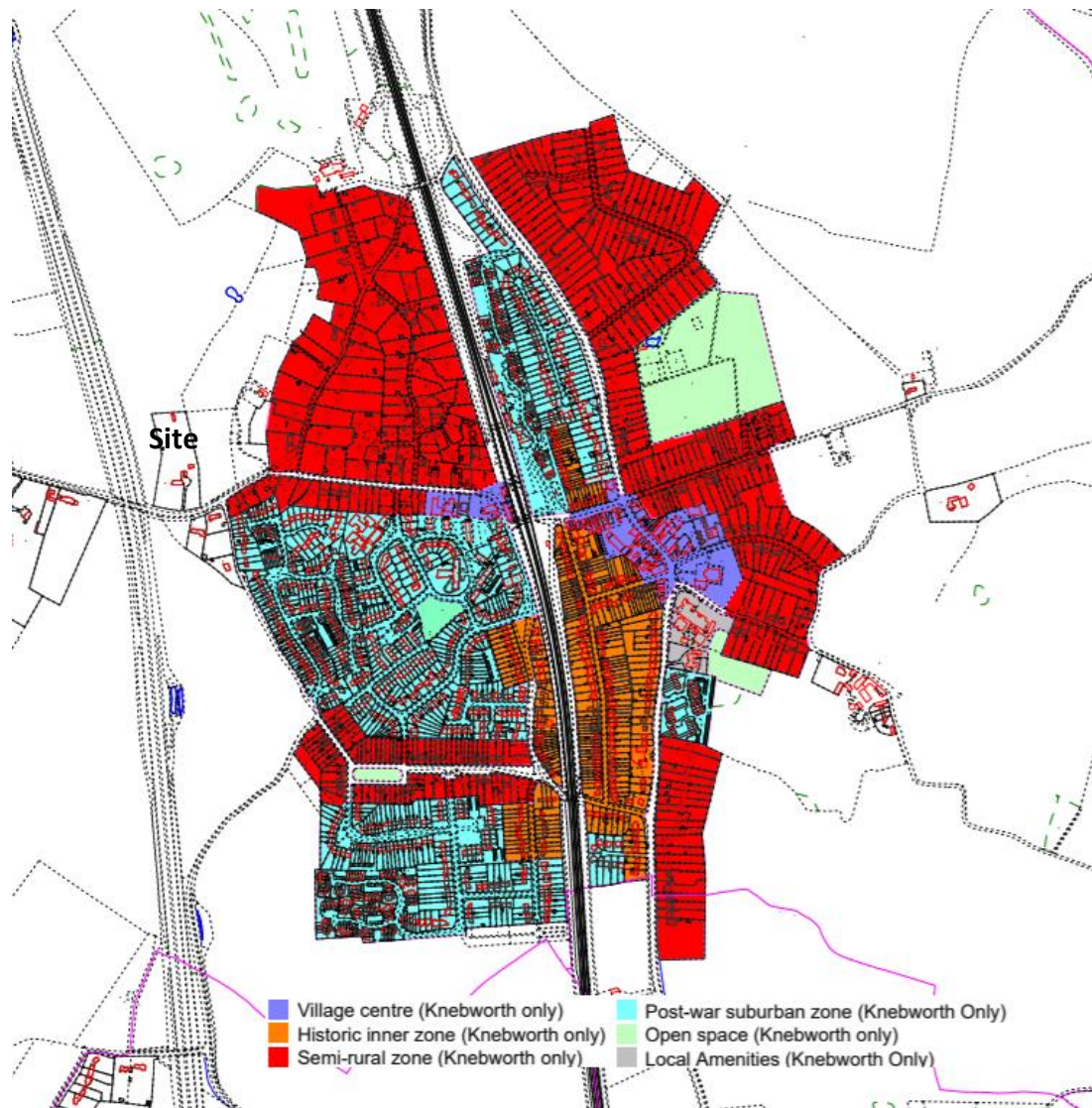


Fig 7.3.1.5: Village Map showing the Site within a semi-rural zone

7.3.2.0 Evaluation

7.3.2.1 It is considered that the draft proposal would comply with the identified aims of national and local design policy as follows.

7.3.2.2 **Sense of Place** The Site layout has been informed by the landscaped setting of the Site. The mature perimeter landscape features and those within the Site are retained as far as possible with new trees proposed to the access road into the Site, and new landscape features provided across the development, reflecting the provisions of the NPPF and Neighbourhood Plan policies.

7.3.2.3 An informal spacious layout is adopted, which affords space for the landscaping measures noted above and allows for the provision of curtilage parking to minimise the visual impact thereof. The use of existing and proposed landscape features and the built form, to include

L-shaped dwellings, serves to frame the development and clearly define the public and private realms.

- 7.3.2.4 The coherent but varied traditional pitched roof design provides the development with a clear identity, whilst adding interest to the streetscene, due to variety of house type, materials and articulation employed.



Fig 7.3.2.4: CGIs of house types for Plot Nos 1,4 & 5 (top) and 2,3 & 9 (bottom) & 6,7 & 8 over



- 7.3.2.5 **Context** The proposal has been sensitively designed to relate to the character and appearance of the locality. The traditional ridged roof design is compatible with both character of the Martlets, and the wider residential area to the south and east and would also have no adverse impact on the future housing development on the neighbouring allocated land. The aforementioned landscape-led approach and spacious layout are also appropriate at this edge of village, semi-rural site.
- 7.3.2.6 The visual impact of the proposals is considered to be limited and screened by the existing dwelling and dense tree planting to the south of the application site; the A1(M) to the west; and the housing allocation of around 200 dwellings to the north and east. The existing well vegetated boundaries, enclosure by existing and proposed development and its limited size, results in a well contained land parcel. Given these considerations it can be safely concluded that the proposal would not cause any unacceptable adverse visual impact.

7.4.0 Issue No 4: Residential Amenity

7.4.1.0 Policy Backdrop

7.4.1.1 NHLP Policy D3 (Protecting living conditions) states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions:

“Where the living conditions of proposed developments would be affected by an existing use or the living conditions of an existing development would be affected by a proposed use, the Council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the Council is not satisfied that mitigation proposals would address the identified harm, development proposals will not be permitted.”

7.4.1.2 NHLP Policy D1 requires that residential schemes, meet or exceed the nationally described space standards.

7.4.1.3 The Design SPD notes that planting can be used to create privacy, and provides the following relevant guidance regarding private spaces:

“Internal Space – dwellings...should provide adequate internal space that can be used efficiently by the occupants.

External space – private dwellings should have adequate private space to meet the needs of the occupants. The Council encourages a mix of garden sizes. Houses should have gardens which meet the needs of the occupants outdoor living requirements such as children’s play, patio for entertaining, lawn/shrub area for leisure and recreation, recycling bins and storage facilities.”

7.4.2.0 Evaluation

7.4.2.1 **General Amenity** It is considered that the proposal would ensure an acceptable standard of living was achieved for existing and prospective residents in compliance with above requirements as follows:

1. The proposed dwellings would be provided with enclosed, generous and useable private garden areas so as to be commensurate with the size and nature of the proposed accommodation.
2. All the dwellings would exceed the nationally described space standards.
3. Within the Site, the linear arrangement of facing, well separated dwellings would preclude overlooking between them or any impact in respect of overbearing impact, or sunlight & daylight.
4. Beyond the Site, Plot 9 would have a flank to rear relationship with The Martlets. It would present a blank flank elevation to the attached 1.5 storey garage section. These factors, taken with the oblique nature of the relationship, the degree of separation (16m) and the

existing and proposed landscaping features would ensure a satisfactory relationship between the dwellings resulted.

5. With regard to the future development of the neighbouring allocated site to the north and east, the retained and enhanced boundary landscaping features and the proposed rear garden depths of in excess of 11m, would similarly ensure that a positive relationship could be delivered.

7.4.2.2 **Noise** Condition 11 of the outline permission requires that details of the previously proposed 2.0m high close boarded fencing specified be submitted prior to the occupation of the proposed development, to protect the amenities of the future residents due to the close proximity of the A1(M). These details will be submitted under separate cover, with the proposed fencing to be provided in accordance with the details shown on the submitted site layout drawings (See Fig 5.2.2 above). Details will also be submitted under separate cover in respect the provision of ventilation as required by Condition 10.

7.5.0 **Issue No 5: Movement**

7.5.1 The access arrangements as described in Section 5.4.0 above, are as approved under the outline permission, and which are to be provided prior to the first occupation/use of the development.

7.5.2 **Parking** In the above circumstances, the issues of highway safety, capacity and accessibility have thus been considered acceptable. The only outstanding issue relates to parking provision. The provision of either 3 or 4 parking spaces per dwellings surpasses the minimum requirements for dwellings of 2 or more bedrooms, to include visitor parking complies with the standards set out in Appendix 4 of the NHLP. Secure cycle parking would be provided in the proposed garages in line with adopted policy.

7.6.0 Issue No 6: Environmental Considerations

7.6.1.0 Ecology

7.6.1.1 NHLP Policy NE4 requires for developments to deliver a net gain in biodiversity with Neighbourhood Plan policy KBEF1 stating that development should minimise impacts on and provide net gains for biodiversity. Condition 8 of the outline consent requires that any reserved matters application be accompanied by an ecological enhancement plan. Such a document is submitted with this RM application.

7.6.1.2 The ecological enhancement plan includes details of planting of new hedgerows, new shrubberies, the planting of garden borders to each property, the installation of bat bricks into the gable ends of the new properties, the installation of bee bricks and bird bricks into the new properties, installation of hedgehog holes in fencing, a lighting scheme designed with regard to guidance as the Bat Conservation Trust (BCT).

7.6.2.0 Trees

7.6.2.1 NHLP Policy NE4 also requires that existing wildlife habitats are protected and retained, with Policy SP12 seeking to protect green infrastructure, landscape and biodiversity. The submitted Tree Survey and Arboricultural Impact Assessment does not identify any trees which are necessary for removal as part of the development, and in conjunction with the Tree Constraints and Protection Plan, sets out protection measures. The proposal is thus considered to comply with the above NHLP requirements.

7.6.3.0 Sustainability

7.6.3.1 NHLP policy SP11 sets out that the Plan seeks to meet the challenges of climate change and flooding. Neighbourhood Plan policy KBEF2 seeks the use of best practice in energy conservation, water conservation and re-use of building materials. Building Regulation requirements are now more stringent and address energy and water conservation. Condition 9 of the outline permission requires the submission of a site-wide sustainability strategy with the reserved matters application.

7.6.3.2 The submitted energy statement considers the Council's Sustainability SPD, the energy hierarchy, the use of low carbon and renewable energy and water usage. The report concludes that:

“By following the theory of the energy hierarchy i.e. Use less energy, use energy efficiently, use renewable energy, the following has been achieved:

- High levels of fabric efficiency, exceeding Part L requirements by at least 1.20%*
- Carbon emissions are reduced by <80%*
- Primary energy is reduced by <50%*

Low carbon and renewable technologies are to be used within the development:

- ASHP for space heating and hot water*
- MVHR for ventilation*
- Solar PV for electricity generation*

Approximately 80% of the total energy demand for each house is being served by the ASHP, which is a low carbon technology.

The addition of solar PV reduces the total energy demand further. Approximately 62% for house type 1, 57% for house type 2 and 72% for house type 3.

Water usage rates exceed the Part G requirements by 16%.”

8.0 CONCLUSIONS

8.1.0 Background

8.1.1 This report relates to reserved matters application providing details of appearance, landscaping, layout, scale and internal access for 9 dwellings on land rear of Martlets, 66 Park Lane, Knebworth, Herts, SG3 6PW. The application is submitted following the approval of outline planning permission LPA Ref 23/02946/OP with all matters reserved except for access for the erection of up to 9 dwellings, on 18 June 2025. The proposal is promoted on the following basis.

8.2.0 Principle

8.2.1 The principle of the proposal complies with the locational policies of the NHLP, whilst in any event outline planning permission for up to 9 dwellings has been approved.

8.3.0 Dwelling Mix

8.3.1 In the context of the modest scale of the Site and development; its semi-rural context; and the identified need for larger dwellings, the mix of 3 and 4-bedroom dwellings accords with the provisions of NHLP Policy HS3 and Policy KBBE1 of the Neighbourhood Plan.

8.4.0 **Sense of Place & Context** The proposal will deliver a coherent and legible development, of appropriate density, compatible with the Site's semi-rural, landscaped setting, and the character of the neighbouring residential development, with the visual impact of the proposal to be very limited given the degree containment.

8.5.0 **Residential Amenity** The proposal will deliver a spacious, landscaped development, which will deliver a high standard of environment for existing and prospective occupiers in compliance with adopted standards for residential development.

8.6.0 **Movement** The access arrangements were approved under the outline permission. Car and cycle parking is provided in accordance with adopted standards.

8.7.0 **Environment** There are no environmental barriers to the proposal, with an ecological enhancement plan and a sustainability strategy submitted as part of the proposal as required by the outline permission.

DLA | Heritage

DLA | Strategic

DLA | Commercial

DLA | Residential

DLA | Leisure

DLA | *Solutions*