



PLANNING APPEAL - STATEMENT OF CASE

Land Adjacent to 4 Lower Titmore Green, Little Wymondley,

Hertfordshire, SG4 7JT

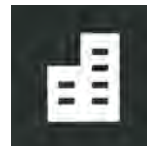
Job Ref: 26/081

Date: August 2026



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

PETER GEORGE TOWN PLANNING



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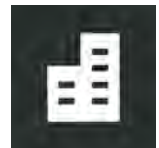


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Section 1: Introduction & Background

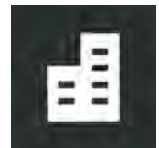
Introduction

1.1 Peter George Town Planning has been instructed by Mr Paul Moody (the Appellant) to submit an appeal on their behalf against the decision of North Hertfordshire Council (the Council) to refuse permission in principle for the erection of one self-build / custom-build dwelling.

1.2 Application reference 25/03014/PIP was refused by the Council by notice (attached as Appendix 1) dated 21st April 2026 for the following reasons:

“1. The proposal would constitute inappropriate development in the Green Belt due to failing on sustainability grounds. The harm presented by inappropriate development in the Green Belt would significantly and demonstrably outweigh the benefits of the provision of a single additional dwelling. The proposal would therefore conflict with Section 13 of the National Planning Policy Framework.”

2. The Highways Authority have objected on the basis of highway safety due to the unsuitable and substandard carriageway conditions. Therefore, the



application would be contrary to paragraphs 115 – 117 of the NPPF (2024) and Policy 1 of the Hertfordshire County Council’s (HCC) Local Transport Plan-4 [2018-2031, May 2018].”

- 1.3 The appellant is of the view that the Council has erred in their refusal of the planning application. The purpose of this statement is therefore to provide an analysis of the proposal in light of the Councils’ reasons for refusal and ultimately make the case that the appeal should be allowed, and permission in principle granted.

RELEVANT PLANNING HISTORY

Ref.	Proposal	Decision
25/03014/PIP	One self-build custom dwelling	Refused 21/04/2026
90/00252/1	Detached dwelling and detached garage. New vehicular and pedestrian accesses	Refused – Appeal Dismissed
89/00428/1	Detached dwelling with double garage. (Outline - all matters reserved)	Refused



Section 2: Analysis of the Site and Surroundings

The Appeal Site

- 2.1 The appeal site comprises land adjacent to No. 4 Lower Titmore Green, Little Wymondley. It is situated towards the southern end of Lower Titmore Green, a narrow no-through road serving a small established group of residential properties and other development. The appeal site extends to approximately 0.06 hectares, is broadly rectangular in shape and is presently undeveloped and heavily vegetated.

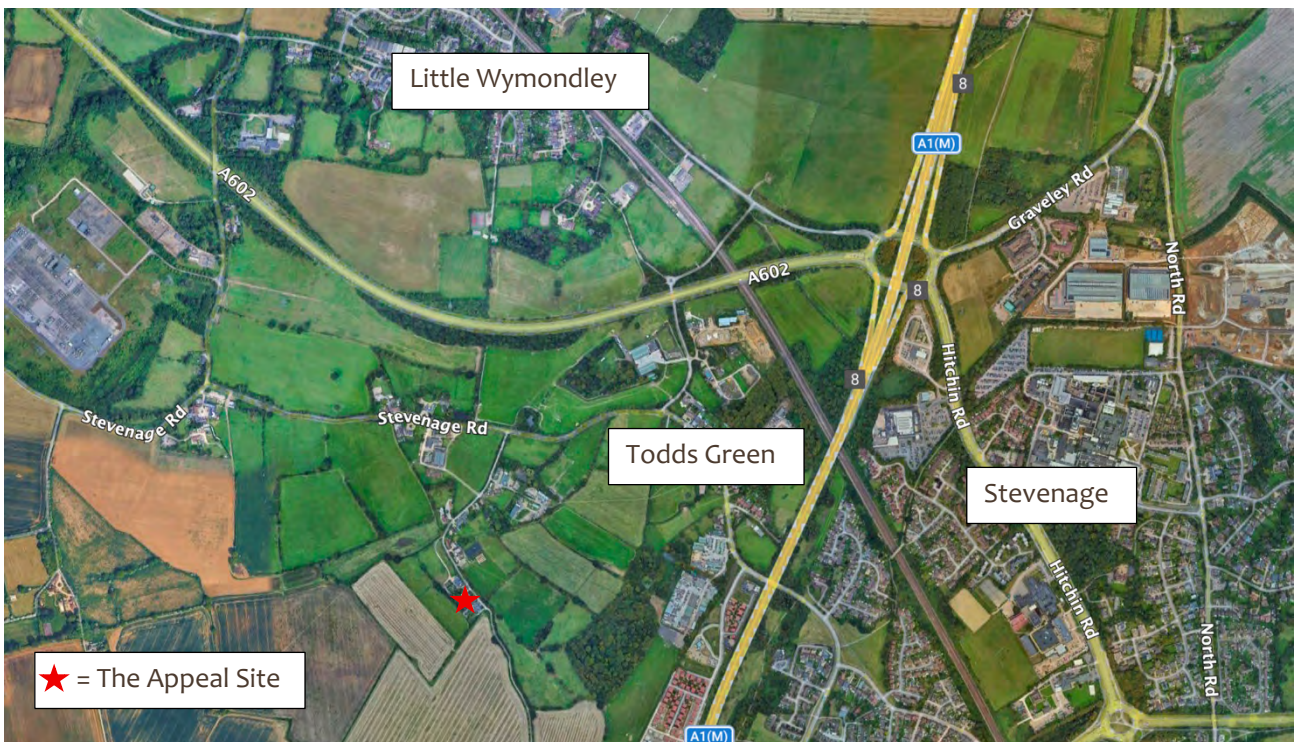


Figure 1 - Site Location Relative to Nearby Settlements

- 2.2 Immediately to the south-east is a terrace of four two-storey cottages, whilst adjoining the site to the north-west is No. 5 Lower Titmore Green, a



detached two-storey dwelling. Beyond No. 5 is Wrens Acre, comprising a collection of former equestrian buildings which have subsequently been converted to residential use. The site is therefore physically contained between established residential development and does not occupy an isolated position within the wider countryside.

- 2.3 The surrounding area has a mixed character. Whilst the wider landscape is predominantly rural and comprises agricultural land and areas of open countryside, Lower Titmore Green itself is characterised by an established cluster of built development extending along the road. The appeal site forms part of this localised developed context and represents a relatively small gap between existing properties rather than an outward projection of development into an otherwise undeveloped tract of countryside.
- 2.4 The site lies within the Metropolitan Green Belt. It is, however, wholly within Flood Zone 1 according to the Environment Agency's flood mapping and is therefore at the lowest probability of fluvial flooding. The site is not located within, or immediately adjacent to, a conservation area. The nearest designated heritage assets are Lower Titmore Farmhouse and the associated listed barn, situated approximately 140 metres to the north.
- Given the intervening distance, vegetation and existing built development,



the appeal site does not have an immediate physical relationship with those heritage assets.

Wider Context

- 2.5 In terms of its wider context, the site occupies a position between the substantial urban area of Stevenage to the west and the village of Little Wymondley to the north-east. The eastern edge of Stevenage lies approximately 800 metres to the west in the vicinity of Todds Green. Stevenage is a major service and employment centre providing an extensive range of facilities, including mainline rail services, employment opportunities, secondary education, healthcare, retail, leisure and other community services.
- 2.6 Little Wymondley lies to the north-east and is identified within Local Plan Policy SP2 as one of the five settlements categorised under the main towns and the Category A villages. The village provides a range of local facilities and services, including a primary school, public houses and a church. The appeal site is therefore situated within a relatively narrow area of countryside between two established settlements, rather than in an extensive or remote rural location.



- 2.7 The site benefits from pedestrian connections with the surrounding area. Public rights of way in the vicinity provide opportunities for travel on foot towards Todds Green and Stevenage to the west, including Footpath Wymondley 020, and towards Little Wymondley to the north-west via Footpath Wymondley 017. These routes provide connections between Lower Titmore Green and the wider pedestrian network and reinforce the site's relationship with nearby settlements.
- 2.8 In public transport terms, a number of bus stops are available within walking distance of the site, with services including routes 92, 92A and 391 providing connections towards Stevenage, Hitchin and surrounding settlements.
- 2.9 Stevenage railway station is approximately 2.9 kilometres from the site and provides frequent mainline services on the East Coast Main Line, including direct services to London King's Cross. The station, together with the extensive employment, retail, educational and other facilities available within Stevenage, means that the site is situated within comparatively close proximity to a major urban service centre.



Section 3: The Development Proposal

- 3.1 The appeal proposal was described on the decision notice as follows: ***“One self build custom-dwelling.”***
- 3.2 The Planning Practice Guidance sets out that:
“The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second (‘technical details consent’) stage is when the detailed development proposals are assessed.”
- 3.3 This appeal is submitted as the first, or ‘permission in principle’ stage. Subject to permission being granted, the detailed development proposals would be submitted as part of the second stage otherwise known as ‘technical details consent’.



- 3.4 No detailed design proposals are submitted at this stage, with the application seeking only to establish whether the site is suitable in principle for residential development comprising a single dwelling. However, having regard to the size, shape and proportions of the site, there is clearly sufficient space to accommodate a dwelling of an appropriate scale together with the normal associated requirements of residential development, including private amenity space, parking, access and landscaping.
- 3.5 In particular, the plot is broadly rectangular and is comparable in its general scale and proportions to residential plots within the immediate surroundings. A single dwelling could therefore be positioned comfortably within the site whilst maintaining appropriate separation from neighbouring properties and retaining sufficient space around the building to provide a satisfactory residential environment. The precise siting, scale, appearance and layout of the dwelling would be determined through a subsequent application for technical details consent and could be designed to respond appropriately to the established character and pattern of development at Lower Titmore Green.



Section 4: Relevant Planning Policy

Basis for Determining Planning Applications/ Appeals

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

The 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 appeal. Policy S3 establishes the presumption in favour of sustainable development and provides the overarching approach to decision-making. The development plan nevertheless remains the statutory starting point, subject to the weight to be afforded to its policies having regard to their consistency with the national decision-making policies of the Framework.
- 4.3 Where development is found not to be inappropriate in the Green Belt through the application of Policy GB7, Policy S5(5) provides that it should



be approved unless its benefits would be substantially outweighed by any adverse effects when assessed against the national decision-making policies of the Framework. The application of Policies GB6 and GB7, and the resulting decision-making approach under Policy S5(5), are considered further in Section 5.

Development Plan

4.4 Section 38(6) of the Planning Compulsory Purchase Act 2004 states that:
“If regard is to be had to the development plan for the purpose of any determination under the Planning Acts, the determination must be made in accordance with the plan unless material considerations dictate otherwise.”

4.5 The development plan context for the appeal is provided by:

- **North Hertfordshire Local Plan 2011-2031 (adopted November 2022)**
- **Wymondley Parish Neighbourhood Plan 2015-2031**

4.6 The following policies are considered relevant to the consideration of this appeal:

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 T1: Assessment of Transport Matters
- Policy T2: Parking
- Policy D1: Sustainable Design
- Policy D3: Protecting Living Conditions
- Policy D4: Air Quality
- Policy NE4: Biodiversity and Geological Sites
- Policy NE11: Contaminated Land

Wymondley Neighbourhood Plan 2015-2031

- Policy GB1: Green Belt
- Policy NHE1: Landscape Character
- Policy NHE2 – Biodiversity
- Policy NHE3 – Wildlife and Ecology
- Policy NHE4 – Green Infrastructure
- Policy NHE8 – Landscaping Schemes
- Policy HOD1 – Wymondley Parish Housing Needs
- Policy HOD2 – Design

Other Material Considerations

National Policy & Guidance



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

Supplementary Planning Documents

- Vehicle Parking at New Development SPD September 2011
- Design SPD July 2011



Section 5: Planning Analysis

Background & Key Issues

Permission in Principle

- 5.1 As set out within the Planning Practice Guidance (PPG), the permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development.
- 5.2 In considering whether to grant permission in principle, the PPG sets out that **the scope of permission in principle is limited to location, land use and amount of development**. In this case, this will require an assessment as to whether the proposed development would be inappropriate development in the Green Belt. All other matters should be considered at the technical details consent stage.

The Council's Position & Matters in Dispute

- 5.3 Based on the planning officers report (attached as **Appendix 2**), the Council's position appears to be that the site does not make a strong contribution to purposes (a), (b), or (d) of the Green Belt purposes and



meets the definition of ‘grey belt’. However, the Council concluded that the proposed development would not be compliant with limbs (a) and (c) of paragraph 155 of the December 2024 version of the Framework (now limbs (i) and (iii) of Policy GB7(g)). As a result, it was concluded that the proposed development would be inappropriate development in the Green Belt.

- 5.4 Consequently, and whilst the matter of whether the site meets the definition of ‘grey belt’ appears to be settled, the following sets out the appellants position holistically in relation to the requirements of Policy GB7(g) to a) give certainty to the appellant’s position, and b) to ensure that a full response is provided to the August 2026 Framework.

Reason for Refusal 1: Principle of Development

Whether Inappropriate

- 5.5 The Framework contains national decision-making policies pertinent to development within the Green Belt, principally Policies GB6–GB8. Local Plan (LP) Policy SP5 and Wymondley Parish Plan Policy (WPPP) Policy GB1 largely defer to the provisions of the National Planning Policy Framework in respect of development within the Green Belt.



- 5.6 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.
- 5.7 Policy GB2 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.
- 5.8 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.



Grey Belt (Policy GB7(g))

- 5.9 The Framework defines ‘grey belt’ as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in Policy GB2.
- 5.10 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.

Contribution to Purpose (a)

- 5.11 Purpose (a) seeks to check the unrestricted sprawl of large built-up areas. The Planning Practice Guidance (PPG) 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. Annex E to the Framework further confirms that villages should not be considered large built-up areas.



- 5.12 The site is located within Lower Titmore Green, a small hamlet situated within the parish of Wymondley. Accordingly, the site does not lie adjacent to a large built-up area.
- 5.13 In any event, the site is between existing houses and has a high degree of self-containment as a result of the existing boundary features which clearly delineate it from the wider countryside. Accordingly, even if the site was considered to be adjacent to a large built-up area, its contribution to Purpose (a) would be limited owing to these features and influences.
- 5.14 The appeal site does not make a strong contribution to Purpose (a) of the Green Belt purposes. This is consistent with the Council's position.

Contribution to Purpose (b)

- 5.15 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.



- 5.16 Accordingly, the Site does not strongly contribute to Purpose (b) of the Green Belt. This is consistent with the Council's position.

Contribution to Purpose (d)

- 5.17 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. Lower Titmore Green is a small settlement/hamlet and does not constitute a historic town for the purposes of Green Belt Purpose (d). This is consistent with the Council's position.

Conclusion on Grey Belt

- 5.18 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.
- 5.19 As set out above, Policy GB7(g) 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(g) i-iv

5.20 Policy GB7(g) 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.”

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;

5.21 The application site meets the definition of grey belt land for the reasons discussed above.

5.22 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. The proposal concerns a very small site of approximately 0.06 hectares and a single dwelling, situated within an established cluster of development at Lower Titmore Green and physically contained between existing residential properties.

5.23 Moreover, 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.

5.24 It is also necessary to address comments made by the planning officer in his report regarding compliance with this limb. It is stated that:

“The site may meet the initial definitional points of Grey Belt but the highways authority has objected on the grounds of sustainability evidencing an assessment that the application site is not in a sustainable location, further explained under point c. Ergo, as the application site is not in a sustainable location, the application site cannot be considered as Grey Belt land and, therefore, fails to comply with paragraph 155 a).”



5.25 The officer's reasoning conflates two separate considerations. Whether land constitutes grey belt is determined by the definition of grey belt and does not depend upon whether the site is subsequently considered to be in a sustainable location. Accordingly, the Highway Authority's concerns regarding accessibility may be relevant to criterion (iii) (formerly (c)), but they provide no basis for concluding that the site is not grey belt or that criterion (i) (formerly (a)) is not satisfied.

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

5.26 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.

5.27 The Council's Five-Year Housing Land Supply Update (November 2025) (attached as **Appendix 3**) 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.



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

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

5.29 Policy TR3 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. It states that 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.

5.30 Importantly, the Framework recognises the different circumstances which apply in rural areas. Policy TR3 (e) sets out 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.

5.31 The Framework also continues to recognise the important role that appropriately located housing development can play in supporting the



vitality of rural communities. The Framework provides broad support for development 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 this location should be supported.

- 5.32 The site forms a small infill plot within the established cluster of development at Lower Titmore Green and, in its wider context, lies in close proximity to Todds Green, with the built edge of Stevenage immediately beyond, and Little Wymondley to the north. The site therefore occupies a relatively contained position within an existing network of development and settlements rather than an isolated or remote countryside location.
- 5.33 In accessibility terms, the suggestion that the site would be completely dependent upon the private car is not fully supported by its relationship with surrounding settlements, services and public transport. Bus stops at Todds Green and Fishers Green are approximately 800 metres walking distance from the site and provide services towards Stevenage and Hitchin, including routes 92, 92A and 391. Further stops are available at Little Wymondley and Lowestoft Gardens, the latter providing a more frequent



service. Stevenage railway station is approximately 2.9 kilometres from the site and provides frequent mainline rail services, including direct connections to London King's Cross.

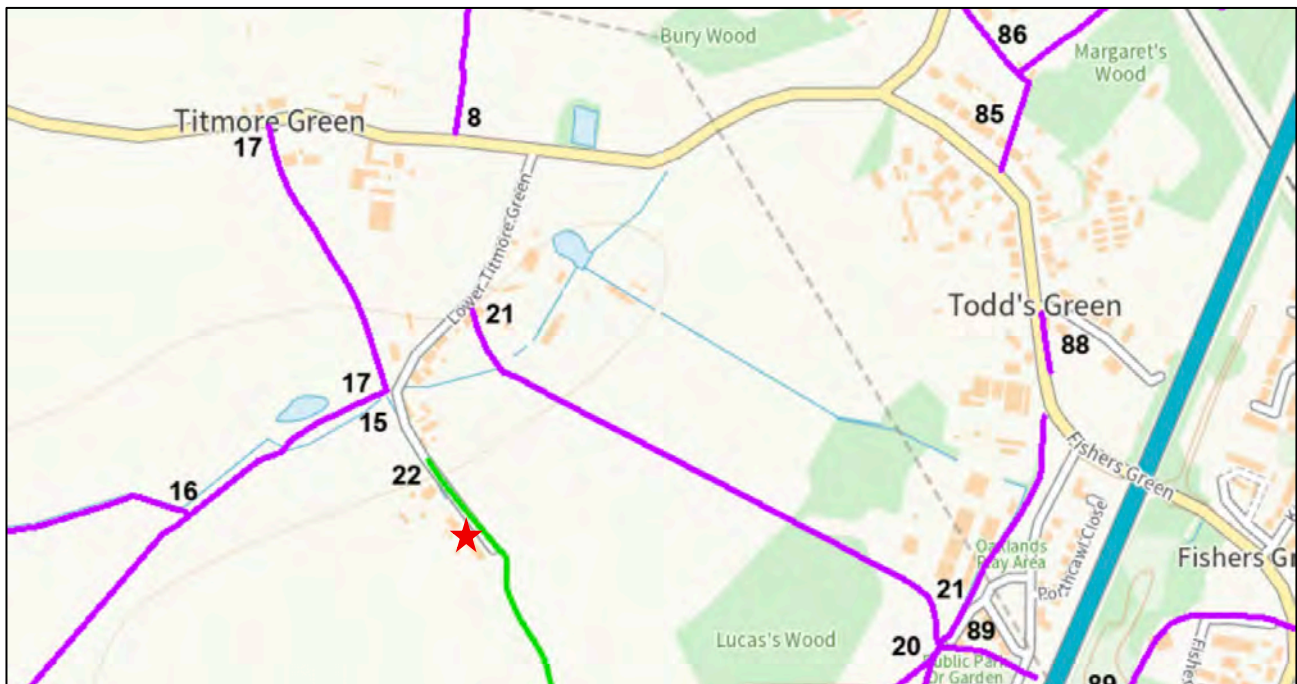


Figure 2 - Public Rights of Way

5.34 The site also benefits from access to the surrounding public rights of way network, providing opportunities for journeys on foot away from the carriageway and connections towards Todds Green, Stevenage and Little Wymondley. This includes Bridleway Wymondley 022, Footpath Wymondley 021, and Footpath Wymondley 017. Cycling considerably increases the range of facilities which can reasonably be accessed from the site. Lower Titmore Green is a lightly trafficked no-through road serving a limited number of properties, where pedestrians, cyclists and vehicles already share the carriageway.



5.35 A range of services and facilities are available within the surrounding area.

These include the Hermit of Redcoats public house approximately 500 metres from the site, together with Wymondley JMI Primary School, St Mary's Church and other facilities within Little Wymondley approximately 1.1–1.3 kilometres away. The site therefore has access to a range of services and facilities within walking and cycling distance, supplemented by available bus connections to Stevenage and the wider area.

Destination	Type	Approx. distance	Comments
The Hermit of Redcoats, Titmore Green	Pub/Restaurant	c.500m	Local food and drink establishment
Stevenage Road, Todds Green Postbox Bus Stops	Bus	c.800m	Services towards Stevenage, including routes 92, 92A and 391
Wymondley Junior Mixed & Infant School	Primary School	1km	Primary school serving Little and Great Wymondley
St Mary's Church, Little Wymondley	Religious and community	1.1km	Religious and community facility
Plume of Feathers/Little Wymondley Core	Pub and local services	1.3km	Village facilities within Little Wymondley
Lowestoft Gardens, Todds Green Bus Stops	Bus	1km	Additional bus stop on the 92/92A corridor



- 5.36 Importantly, Policy TR3 of the Framework expressly requires account to be taken of the type of development proposed and its location. In rural areas, Policy TR3(e) recognises that opportunities to improve walking, wheeling, cycling and public transport will necessarily differ from those available in urban locations.
- 5.37 In this case, the proposal is for a single dwelling within an existing residential cluster, situated in comparatively close proximity to both Stevenage and Little Wymondley. Future occupiers would have realistic opportunities to undertake some journeys by walking, cycling and public transport. Whilst it is accepted that the private car is likely to be used for some journeys, that is characteristic of many rural locations and does not, of itself, render the site unsustainable.
- 5.38 Accordingly, when the scale of the development, the rural context of the site, its proximity to existing settlements and services, and the available opportunities for travel by means other than the private car are considered together, the appeal site represents a sustainable location for the limited residential development proposed. These factors support the conclusion that the site is a sustainable location having particular regard to Policy TR3.

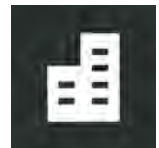


Appeal Decision and Planning Permissions at nos. 5 Lower Titmore Green, 6

Titmore Green and Titmore Green Farm

5.39 It is further worth noting the appeal decision at no.6 Titmore Green (ref. 15/02318/1 and APP/X1925/W/16/3142620, appeal decision attached as **Appendix 4**), relating to a residential development in the immediate vicinity of the appeal site. The Inspector recognised that the location had limitations in terms of sustainable transport and that future occupiers would be likely to rely on the private car for access to services. However, he also found that the site was within reasonable walking distance of some services and employment opportunities, was reasonably accessible to Little Wymondley and “*clearly belongs to a group of buildings*”. He therefore concluded that the development would not represent an isolated home in the countryside.

5.40 Whilst the decision was made under an earlier version of the Framework, its factual assessment of the accessibility and locational characteristics of Titmore Green remains directly relevant. It demonstrates that the site's rural characteristics and some reliance on the private car do not, in themselves, render residential development in this location unacceptable. Indeed, the present proposal is for a single dwelling within the same established group of development and should similarly be assessed having



regard to the site's relationship with existing development and the services and facilities available within the surrounding area.



Figure 3 - Context Plan

5.41 Further support is provided by the Council's subsequent decision to grant planning permission for a dwelling at 5 Lower Titmore Green (ref. 17/01191/1, decision notice, delegated report and location/site plan attached as **Appendix 5**).

5.42 In determining that application, the Council relied upon the Inspector's conclusions at neighbouring No. 6, noting the close proximity and similarities between the sites. Although the Council acknowledged that occupiers would be likely to rely on the private car, it nevertheless concluded that the development would provide economic and social benefits and would not result in an isolated dwelling in the countryside. On



balance, the site's accessibility limitations were not considered sufficient to outweigh the benefits of providing an additional dwelling.

5.43 It is also lastly noted that planning permission was granted in March 2025 for the conversion of an existing barn to form a dwelling at Titmore Green Farm; another site within Lower Titmore Green (decision notice, delegated report and location/site plan attached as **Appendix 5**). In that case, the conclusion was reached that the site was a suitable location for a new dwelling.

5.44 The significance of these decisions is that both the Planning Inspectorate and the Council have previously considered the locational characteristics of residential development at Titmore Green in detail. In each case, the limitations of the location were expressly recognised but were not regarded as determinative of the acceptability of a single additional dwelling. While the policy context has subsequently evolved, these decisions remain highly relevant to the factual assessment of the site's relationship with existing development and surrounding services and demonstrate that some reliance on the private car should not make the formation of a single dwelling in Lower Titmore Green unsustainable.



5.45 Overall, the appeal site is not an isolated location but forms part of an established cluster of development with access to services, facilities and public transport within the surrounding area. Whilst future occupiers would inevitably use the private car for some journeys, realistic opportunities also exist for travel by walking, cycling and public transport. Having regard to the rural context, the very limited scale of the proposal and the conclusions previously reached in respect of neighbouring residential development, the site represents an appropriate and sustainable location for a single additional dwelling.

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

5.46 The proposed development is not major development.

Summary

5.47 As discussed above, the proposed development would meet the definition of grey belt and would be fully compliant with the requirements of Policy GB7(g). It would thus not be inappropriate development in the Green Belt.

5.48 Consequently, Policy S5(5) is engaged which states that, where development would not be inappropriate development in the Green Belt,



proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework, and applying paragraph 2 of this policy.

- 5.49 On this basis, it is therefore the case that the principle of development is acceptable and thus that the location and land-use components of permission in principle are satisfied.

Reason for Refusal 2 – Highways Safety

- 5.50 The second reason for refusal relates to the Highway Authority's concerns regarding the width and condition of Lower Titmore Green, including limited opportunities for vehicles to pass. These concerns must, however, be considered in the context of the limited scale of the proposal and the scope of Permission in Principle.

- 5.51 The proposal is for a single dwelling within an existing residential frontage on a lane which already serves a number of dwellings. Significantly, the delegated report acknowledges that the proposal is “... *unlikely to result in such an additional number of vehicles on the road as to make a significant difference to traffic concerns.*” There is therefore no substantive evidence



that the limited additional traffic generated by one dwelling would materially affect the operation or safety of the highway.

5.52 The very limited scale of the proposal is also important. The Transport Note submitted with the application estimates that a single dwelling would generate approximately 6–8 vehicle movements per day, equivalent to less than one movement per hour across a typical day. Against the already low traffic levels on this no-through rural lane, it is not considered that such a modest increase would materially alter the existing operation or character of Lower Titmore Green, nor materially increase the potential for conflict between highway users.

5.53 It is also notable that residential development at the neighbouring No. 5 Lower Titmore Green and no.6 Titmore Green was previously found acceptable in highway terms. Whilst each proposal must be considered on its own merits, these decisions provide further evidence that the inherent characteristics of Lower Titmore Green do not amount to a fundamental highway constraint to a limited amount of additional residential development.



- 5.54 Permission in Principle determines only whether the location, land use and amount of development are acceptable in principle. Detailed matters of access, visibility, parking and turning are appropriately considered at the Technical Details Consent stage, when the detailed layout and access arrangements can be assessed by the Highway Authority.
- 5.55 Accordingly, the existing highway conditions do not provide a robust basis for withholding Permission in Principle. There is no identified highway constraint which would prevent a single dwelling from being satisfactorily accommodated, while the detailed access and parking arrangements can be fully assessed and, where necessary, addressed at the Technical Details Consent stage.

Other Matters

Amount of Development

- 5.56 There is no dispute between the parties that the proposal would be acceptable inasmuch as it relates to the amount of development.
- 5.57 There are no other matters relevant to a determination on this appeal.



Section 6: Summary & Conclusions

- 6.1 This appeal concerns the Council's refusal of Permission in Principle for a single self-build/custom-build dwelling on land adjacent to 4 Lower Titmore Green. At this stage, the matters for determination are limited to the location, land use and amount of development, with detailed matters reserved for subsequent consideration through Technical Details Consent.
- 6.2 The main areas of dispute are whether the site represents a sustainable location for a dwelling and whether the existing characteristics of Lower Titmore Green give rise to an unacceptable highway safety concern. The Council otherwise accepts that the site meets the definition of grey belt and there is no dispute as to the amount of development proposed.
- 6.3 In relation to sustainability, the appeal site is not isolated but forms part of an established cluster of residential development, with access to nearby settlements, services, public transport and the surrounding rights of way network. Whilst future occupiers would inevitably use the private car for some journeys, realistic opportunities also exist for travel by walking, cycling and public transport. Having regard to the rural context, the limited



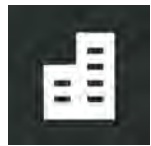
scale of the proposal and Policy TR3, the site represents a sustainable location for a single additional dwelling.

- 6.4 That conclusion is reinforced by the previous appeal decision at No. 6 Titmore Green and the Council's subsequent approval of a single dwelling at No. 5 Lower Titmore Green and Titmore Green Farm. In all cases, the accessibility limitations of the location and likely reliance on the private car were recognised but were not regarded as determinative of the acceptability of an additional dwelling in this location.
- 6.5 In relation to highway safety, the proposal would introduce only one additional dwelling onto a lane which already serves established residential development. The Council's own delegated report acknowledges that the limited increase in traffic would be unlikely to make any significant difference to existing traffic conditions. No fundamental highway constraint has been identified which would prevent a dwelling from being satisfactorily accommodated, while detailed matters of access, visibility, parking and turning can appropriately be assessed at the Technical Details Consent stage.



6.6 In Green Belt terms, the site comprises grey belt land and the proposal complies with Policy GB7(g). It would therefore not constitute inappropriate development in the Green Belt. Policy S5(5) is consequently engaged, such that the proposal should be approved unless its benefits would be substantially outweighed by any adverse effects when assessed against the national decision-making policies of the Framework.

6.7 For the reasons set out above, neither reason for refusal identifies adverse effects sufficient to outweigh the benefits of the proposal. The location, land use and amount of development are therefore acceptable for the purposes of Permission in Principle, and the proposal benefits from the presumption in favour of sustainable development. It is accordingly respectfully requested that the appeal be allowed and Permission in Principle granted.



APPENDIX 1: Decision Notice Application Ref. 25/03014/PIP

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

MFS Resolution
5th Floor
167-169 Great Portland Street
London
W1W 5PF

Applicant:

Mr Paul Moody

PARTICULARS OF DEVELOPMENT

Application: 25/03014/PIP

Proposal: One self build custom dwelling

Location: Land Adjacent To 4, Lower Titmore Green, Little Wymondley,
Hertfordshire, SG4 7JT

Refused Plan Nos: Location Plan

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 2 December 2025.

1. The proposal would constitute inappropriate development in the Green Belt due to failing on sustainability grounds. The harm presented by inappropriate development in the Green Belt would significantly and demonstrably outweigh the benefits of the provision of a single additional dwelling. The proposal would therefore conflict with Section 13 of the National Planning Policy Framework.

2. The Highways Authority have objected on the basis of highway safety due to the unsuitable and substandard carriageway conditions. Therefore, the application would be contrary to paragraphs 115 - 117 of the NPPF (2024) and Policy 1 of the Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018].

Proactive Statement:

1. Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



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

Shaun Greaves
Development & Conservation Manager

Date: 21 April 2026

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 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/planning-inspectorate>. 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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.



APPENDIX 2: Delegated Report Application Ref. 25/03014/PIP

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03014/PIP	One self build custom dwelling	Land Adjacent To 4 Lower Titmore Green Little Wymondley Hertfordshire SG4 7JT

Submitted Plan Nos

Location Plan

D1	Sustainable design
SP2	Settlement Hierarchy and Spatial Distrib
SP9	Design and Sustainability
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SP5	Countryside and Green Belt
SECN9	Promoting sustainable transport
SECN11	Making effective use of land

2.0 **Site History**

2.1 90/00252/1 - Detached dwelling and detached garage. New vehicular and pedestrian accesses.

Refused – Appeal Dismissed

2.2 89/00428 - Detached dwelling with double garage. (Outline - all matters reserved)

Refused

3.0 **Representations**

3.1 **Wymondley Parish Council** – None received.

3.2 **HCC Highways – Objection.**

- Stated that the site is not in a safe or sustainable location.

3.3 **NHC Ecology – Objection based on lack of information. (not relevant at Stage 1)**

3.4 **HCC Archaeology – No comments.**

3.5 **Environmental Health (Combined) – No objection with recommended condition for land contamination and EV charging.**

3.6 **HCC Waste and Recycling – None received.**

3.7 **Site Notice and Neighbour Consultation –**

7 comments have been received from members of the public. 2 in objection, 1 neutral and 4 in support. Full comments can be seen on the Council's web site.

The comments in support are summarised as:

- Site currently unused and unattractive, so the proposal would result in betterment.
- Highways concern over flooding have been resolved since the drain was cleared.
- Traffic concerns mitigated as it is a dead-end lane and only 1 new dwelling is proposed.
- Proposal complies with the spirit of NPPF para 115: Developing an adjoining plot optimises site potential and is a more efficient use of land.
- Septic tank to be replaced and relocated with new suitably sized one.

The comments in objection are summarised as:

- Concerns over septic tank cost and suitability (since addressed)
- Parking concerns
- Impact on rural character and visual amenity
- Wildlife impact

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is located at the southern end of the cul-de-sac of Lower Titmore Green and lies within the Green Belt. To its south-east, the land is adjacent to a set of 4 late Nineteenth/early Twentieth Century, two-storey, terraced cottages with a material palette consisting of facing brick walls and slate roofs. Parking is to the front of each dwelling, accessed

from Lower Titmore Green. Adjoining to the northwest of the site is No. 5 Lower Titmore Green, a post-war, two-storey, detached dwelling. Next to No. 5 there is a collection of mainly single storey former equestrian buildings (now converted into a dwelling) known as 'Wrens Acre'.

- 4.1.2 The subject plot is approximately 0.06ha in area (600m²) and is broadly rectangular. The plot currently mostly unused and heavily overgrown. The subject land is considerably higher than the road, but the plot itself appears broadly level. There is a septic tank towards the front of the site which serves the 4 properties in the adjacent terrace. It is informally recorded that the subject land was formerly in use as a builder's yard and there was previously a timber building on the site used as storage. However, other than visible debris, this cannot be confirmed. There is a network of public rights of way in close vicinity of the site.

4.2 **Proposal**

- 4.2.1 The application seeks permission in principle for the erection of one self-build custom dwelling. Access is proposed via the front of the site, utilising the existing dropped kerb. There are no elevational or floor plan details and the submission is reflective of the permission in principle type of application where the scope of such an application is limited to location, land use and amount of development.

4.3 **Key Issues**

- 4.3.1 Planning Practice Guidance (PPG) explains that permission in principle is an alternative way of obtaining planning permission for housing led development as part of a two-stage procedure. Permission in principle applications involve two stages. Stage 1 ('permission in principle stage'), is limited to the consideration of location, land use and the amount of development which, in the event of an approval, would leave the remaining matters to be considered in a technical details application (Stage 2) (i.e. the 'technical details consent').
- 4.3.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission, and therefore appeals and permission in principle, must be determined in accordance with the development plan, unless material considerations indicate otherwise.

This application is a Stage 1 Permission in Principle application therefore the following matters are for consideration:

Location

- 4.3.3 The application site is located within the Green Belt, south of the settlement boundary of Little Wymondley and west of the settlement boundary of Stevenage. Policy SP1 of the Local Plan supports the principles of sustainable development in North Hertfordshire within key settlements as the main focus for housing, employment and new development. Policy SP2 of the Local Plan identifies that no provision is made in the NHLP for housing development within Titmore Green.

Green Belt

4.3.4 The site is in the Green Belt, as designated by the Local Plan 2011-2031. Paragraphs 154 and 155 within the NPPF set out which types of development are not inappropriate, with those paragraphs stating:

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

155. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;

e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

4.3.5 Turning to Paragraph 154 of the NPPF, the application site lies within a hamlet, not a village; therefore, while a dwelling in this location would be infilling a row of houses, exception e) does not apply. While the applicant states that the site constitutes PDL, given the lack of evidence of structures and hardstanding on site, this does not appear to be the case. I, therefore, conclude that the proposal does not meet the exceptions set out in paragraph 154.

4.3.6 The revision to the NPPF in December 2024 introduced the concept of ‘Grey Belt’, which is defined in the NPPF glossary as follows:

“For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development”.

4.3.7 This application for permission in principle for the erection of a single dwelling is submitted on the basis that the site constitutes ‘Grey Belt’ land. The first step is to therefore consider whether the site meets the definition of Grey Belt. The site is not previously developed land and is therefore submitted to be any other land that does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. The Planning Practice Guidance (PPG) and case law advise on how sites should be appraised against these purposes.

4.3.8 In respect of purpose a), *to check the unrestricted sprawl of large built up areas*, the PPG is clear that villages should not be considered large built up areas. Given that Titmore Green is designated as a hamlet under Policy SP2 of the Local Plan, the site cannot strongly contribute to purpose a).

4.3.9 In respect of purpose b), *to prevent neighbouring towns merging into one another*, the PPG is clear that this purpose solely relates to towns merging, given Titmore Green is a hamlet, and the site does not form a gap between towns in any case, the site cannot strongly contribute to purpose b).

4.3.10 In respect of purpose d), *to preserve the setting and special character of historic towns*, Titmore Green is not a town, and the site would not strongly contribute towards purpose d).

4.3.11 Following on from this, paragraph 155 of the NPPF addresses 'Grey Belt', which states as follows with justification set out:

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

a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

The site may meet the initial definitional points of Grey Belt but the highways authority has objected on the grounds of sustainability evidencing an assessment that the application site is not in a sustainable location, further explained under point c. Ergo, as the application site is not in a sustainable location, the application site cannot be considered as Grey Belt land and, therefore, fails to comply with paragraph 155 a).

b. There is a demonstrable unmet need for the type of development proposed;

The Council cannot demonstrate a five-year housing land supply with the figure sitting at 2.6-3.3 years. There is clearly a demonstrable unmet need for housing which the proposal would deliver, in accordance with part b).

c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework

The Highways Authority have objected on the grounds that the site is not within a sustainable location, stating *"Navigating Lower Titmore Green by foot or cycling during any time of the year especially evenings, winter months, or adverse weather fronts is unsafe. There are no nearby bus stops within acceptable safe walking distances. This goes totally against all current sustainable*

and accessibility policies. Key references include paragraphs 115 - 117 of the NPPF, and our LTP4 policy 1.” The site is located outside the defined settlement limits of Wymondley and Stevenage, which are designated as a Category B village and a town respectively under Policy SP2 of the Local Plan. The nearest available bus routes in the vicinity (Routes 92, 92A, & 391) are located in Perranporth Lane (~800 metres away from the site), at Todds Green (~800 metres via Stevenage Road) and Chantry Lane (~1.3km). While NPPF paragraph 110s recognises that “opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making”, these public transport options would lie outside of what could be considered a safe walking distance, especially given the lack of pavements and footpaths to said options. This is exacerbated by additional safety concerns, highlighted in the “Highways and Parking” section. Therefore, I consider that the development would not be in a sustainable location and, as such, fails to comply with paragraph 155 c).

4.3.12 Therefore, the application site would not constitute Grey Belt land and, given the above, I conclude that the proposal would constitute inappropriate development in the Green Belt. The applicant has not provided a case for Very Special Circumstances to overcome the above assessment that the proposal would constitute inappropriate development in the Green Belt.

4.3.13 As for the presumption in favour of sustainable development under paragraph 11(d) of the NPPF (2024) which states:

where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.*

As the proposal would constitute inappropriate development in the Green Belt, the tilted balance would be disengaged. I afford this harm significant weight.

Summary on the Location of the development

4.3.14 The site does not constitute Grey Belt land. The application site is not in a sustainable location. The proposal would constitute inappropriate development in the Green Belt. This is afforded significant weight. Residential development is not appropriate for the site's location.

Land use

4.3.15 The proposal seeks the provision of one self-build custom dwelling on a windfall site. The proposed land use for housing would be consistent with this prevailing land use along Lower Titmore Green.

4.3.16 NHLP SP8 Paragraph 4.117: "Small developments, often delivered by local builders and companies, have historically made a valuable contribution to housing land supply in North Hertfordshire... We will continue to support small windfall schemes where they are compatible with the policy framework of this plan."

4.3.17 The existing use of the site is unclear with the applicant suggesting a previous use of a builder's yard, which would fall under Sui Generis. Given the above location assessment, a residential (C3) use would not be appropriate.

Summary on the proposed land use

4.3.18 It is considered that residential redevelopment of the site is not an appropriate form of land use.

Amount

4.3.19 The proposal would propose a low density of development that would be in keeping with the low density of housing of the local area.

4.3.20 This proposal is for a plot situated between a detached dwelling and a row of terraced dwellings. Therefore, a detached dwelling on this site would form a continuation of a row of dwellings. The provision of one dwelling on this site would, given its size, be likely to maintain the prevailing spacious, low density environment of Lower Titmore Green and therefore would be consistent with the requirements of Policies SP1, SP9 and D1 of the 2011-2031 Local Plan and sections 2 and 12 of the National Planning Policy Framework 2024.

Summary on the amount of development

4.3.21 In isolation, the proposed amount of development, comprising of one dwelling, would be a quantum of development that could be accommodated comfortably within the site without detracting from the character and appearance of the area. The provision of an additional dwelling is afforded moderate weight.

Highways and Parking

4.3.22 The Hertfordshire County Council Highways Authority have objected to the proposal on the basis of potential safety and sustainability concerns.

Carriageway Conditions: The carriageway width does not allow the passing of two vehicles unless an area is found to pull over. However, there are very few of these areas, if any, depending on the weather conditions, especially as local flooding occurs in places along the carriageway with standing water and muddy ruts totally obscuring the carriageway edge on almost the whole length of the road.

Sustainable Access: Navigating Lower Titmore Green by foot or cycling during any time of the year especially evenings, winter months, or adverse weather fronts is unsafe. There are no nearby bus stops within acceptable safe walking distances. This goes totally against all current sustainable and accessibility policies. Key references include paragraphs 115 - 117 of the NPPF, and our LTP4 policy 1.

4.3.23 Any subsequent dwelling is likely to have a driveway which may be used as a turning point. It has been stated in a neighbour comment that flooding has significantly reduced since the drains were cleared. The proposed dwelling would be situated within an existing row of dwellings and is unlikely to result in such an additional number of vehicles on the road as to make a significant difference to traffic concerns. Parking matters are to be addressed in any subsequent Stage 2 'Technical Details' phase. However, the safety concerns for sustainable travel remain prevalent and outweigh the above technical factors.

Planning Balance

4.3.24 The NPPF requires for Council's to maintain the provision of a five-year supply of land for housing development. It is acknowledged that, at present, NHDC cannot demonstrate a 5-year housing land supply, so the provisions of paragraph 11(d) of the NPPF are of relevance. However, as stated above, the tilted balance is disengaged due to the proposal being considered as inappropriate development in the Green Belt. Therefore, I conclude that the harm presented by inappropriate development in the Green Belt, afforded significant weight, would *significantly and demonstrably outweigh the benefits* of the provision of a single additional dwelling, afforded moderate weight.

4.4 **Conclusion**

4.4.1 The proposed planning in principle should thereby be **REFUSED** as it would be contrary to applicable policies in the NPPF (2024), and no other material considerations would indicate that a decision should be made to the contrary.

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

5.1 That permission in principle be **REFUSED** for the following reason:

1. The proposal would constitute inappropriate development in the Green Belt due to failing on sustainability grounds. The harm presented by inappropriate development in the Green Belt would significantly and demonstrably outweigh the benefits of the provision of a single additional dwelling. The proposal would therefore conflict with Section 13 of the National Planning Policy Framework.
2. The Highways Authority have objected on the basis of highway safety due to the unsuitable and substandard carriageway conditions. Therefore, the application would be contrary to paragraphs 115 - 117 of the NPPF (2024) and Policy 1 of the Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018].

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 April 2026	



APPENDIX 3: Five-Year Housing Land Supply Update (November 2025)

Five-Year Housing Land Supply Update

November 2025



**North
Herts**
Council

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INTRODUCTION

Introduction

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

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

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

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

How this affects North Hertfordshire

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

Purpose of this update

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

What to expect next

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

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

FIVE-YEAR HOUSING REQUIREMENT

Five-Year Housing Requirement

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

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

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

Policy IMR1 in the NHLP sets out our approach clearly:

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

Policy IMR1: Five Year Housing Land Supply

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

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

Stepped housing delivery

Liverpool Approach

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

¹ Paragraph 113 [Inspectors Report](#)

Local Plan:

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

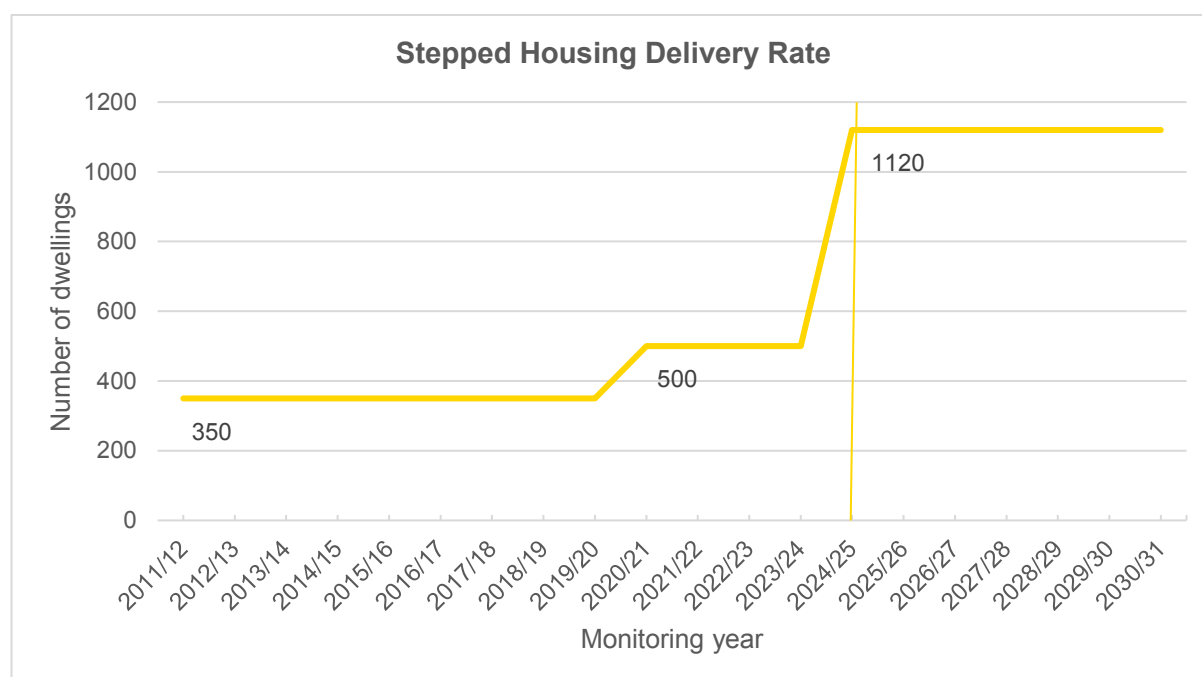


Fig 1 – Stepped housing delivery rate

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

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

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

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

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

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

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

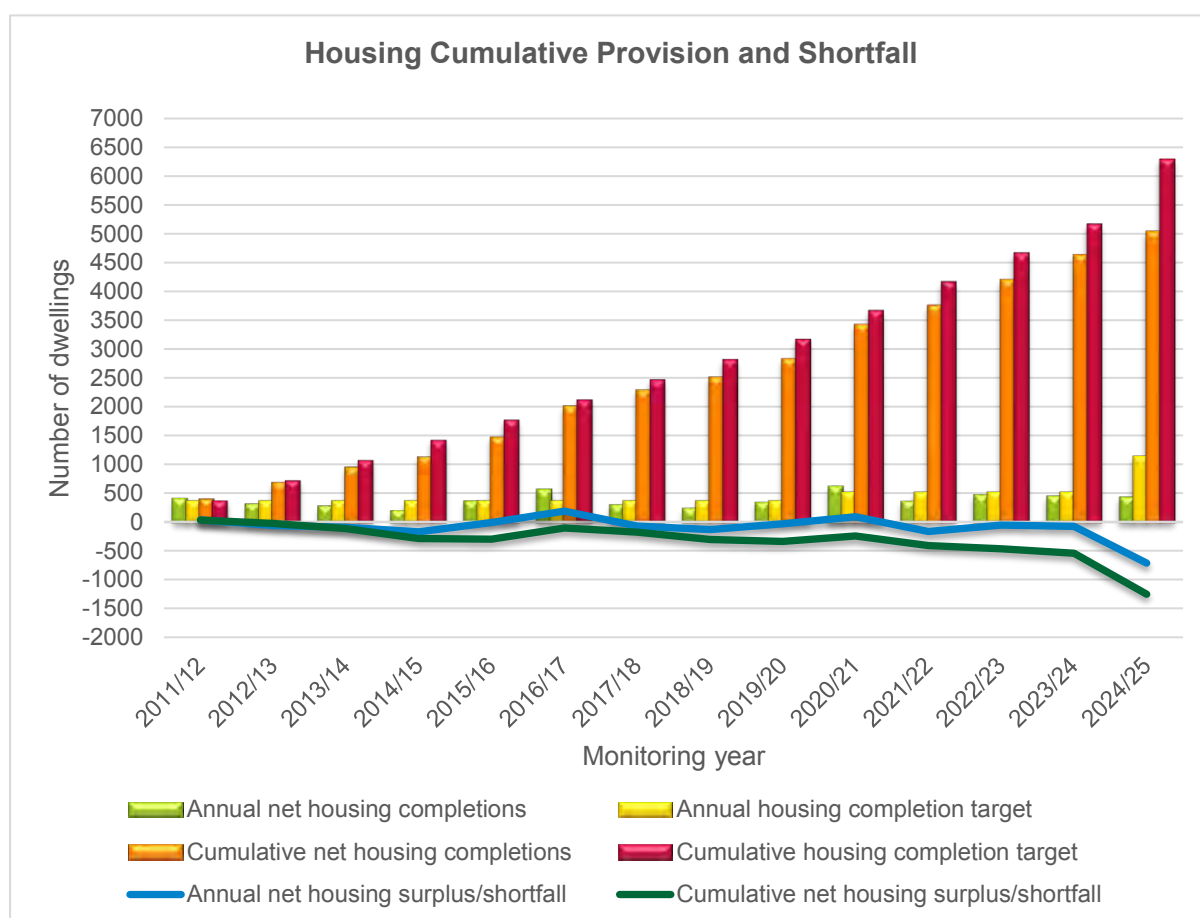


Fig 2 - Cumulative net housing completions and shortfall in housing provision 2011/12 to 2023/24

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

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

209

Table 3 – Annualised requirement for historic undersupply of housing

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

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

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

annually by government. Consequences by HDT band:

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

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

The formula for the HDT calculation is:

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

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 4: Appeal Decision Ref. APP/X1925/W/16/3142620

Appeal Decision

Site visit made on 12 May 2016

by Gary Deane BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 27 May 2016

Appeal Ref: APP/X1925/W/16/3142620

6 Titmore Green, Little Wymondley, Hitchin SG4 7JT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Paul Moody against the decision of North Hertfordshire District Council.
 - The application Ref 15/02318/1, dated 4 September 2015, was refused by notice dated 22 October 2015.
 - The development proposed is the conversion of an existing stable into a 2no bedroom dwelling and change of use of land from paddock to residential.
-

Decision

1. The appeal is allowed and planning permission is granted for the conversion of an existing stable into a 2no bedroom dwelling and change of use of land from paddock to residential at 6 Titmore Green, Little Wymondley, Hitchin SG4 7JT in accordance with the terms of the application Ref 15/02318/1, dated 4 September 2015, subject to the conditions set out in the schedule of this decision.

Procedural matter

2. Planning decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. In this instance, the Council has not referred to a development plan policy in its reason for refusal.
3. The Council has, however, referred to the National Planning Policy Framework (the Framework), which sets out the Government's planning policies for England. The Framework is a consideration to which I attach significant weight in my assessment of the appeal.

Main issue

4. The site lies within the Green Belt. Paragraph 90 of the Framework sets out the types of development (other than the construction of new buildings) that are not considered inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. These exceptions include the re-use of buildings provided that the buildings are of permanent and substantial construction.
5. No significant change is proposed to the building, which is of permanent and substantial construction, apart from the introduction of new conservation style roof lights and modest changes to the fenestration. These changes would have

no material effect on the openness of the Green Belt. The building is in place and nestled between existing buildings with landscaping that visually contain most of the site. Consequently, the proposal would not conflict with the purposes of the Green Belt, which include assisting in safeguarding the countryside from encroachment. Therefore, the proposal is not inappropriate development in the Green Belt and so the need to demonstrate very special circumstances to justify the development is unnecessary.

6. The Council accepts that it cannot demonstrate a 5-year supply of deliverable housing sites. Paragraph 49 of the Framework states that in these circumstances, relevant policies for the supply of housing should not be considered up-to-date. Paragraph 14 of the Framework says that where relevant policies of the development plan are out of date or silent, the presumption in favour of sustainable development means that unless material considerations indicate otherwise planning permission should be granted: that is unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
7. Against that background, I am obliged to determine whether the adverse impacts of granting planning permission for the proposal would significantly and demonstrably outweigh the benefits. In that regard, the main issue is whether or not the proposal in this countryside location comprises sustainable development having particular regard to the Framework.

Reasons

8. The proposal is to convert a detached stables and tack room building, which stands within a cluster of predominantly residential properties in the countryside, to form a 2-bedroom dwelling. A change of use to residential use is also sought for the adjacent paddock.
9. Within reasonable walking distance of the site is a public house and places of employment at Shangri-La Farm, Todds Green and Titmore Court. The site is also reasonably accessible to and from Little Wymondley, which has public houses, a school, churches and places of employment. Further afield are Stevenage and Hitchin, where a much greater range of facilities and services are found as well as public transport.
10. For those walking and cycling to and from the site, some of these destinations would be within convenient reach along footpaths and generally rural roads. However, it cannot reasonably be assumed that future occupiers of the appeal scheme would regularly travel in this way along footpaths that cross fields or roads that are unlit with no separate footpath, or during inclement weather or after dark. There is no local bus service and so the site could not be regarded to convenient for those traveling by public transport. Therefore, I share the Council's concern that future occupiers of the new dwelling would be largely reliant on the car to access most essential services and facilities. These factors weigh against the credentials of the proposal as sustainable development.
11. Nevertheless, sustainability is multi-faceted. The Government's view of what sustainable development means in practice is to be found in paragraphs 18 to 219 of the Framework, taken as a whole. To achieve sustainable development,

the Framework states that economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

12. The proposal would support, albeit in a limited way, a sustainable rural economy especially during the construction phase and as a result of spending by future occupiers and their visitors on local services and facilities. The social dimension includes providing a supply of housing to meet the needs of the present and future generations, to which the addition of one dwelling would make a limited contribution.
13. The proposal would re-use an existing building, which according to the appellant is redundant, without substantial alteration. The site is well screened with landscaping and built development on either side that would protect the character and quality of the countryside. The proposal deals sensitively with the character and appearance of the existing building and it would achieve the high design quality sought by the Framework. The appeal scheme would be expected to achieve high standards of thermal insulation, with the potential to reduce energy consumption associated with the use of the building. It would also make an efficient use of the existing building, the occupation of which would help ensure its upkeep. An interested party also considers that the residential use of the building would be beneficial to their living conditions because it would obviate the smells and noise associated with the stables.
14. The Framework clearly states that the roles of planning, which are economic, social and environmental, should not be taken in isolation because they are mutually dependant. In that context, there would be economic, social and environmental gains if the proposal were to proceed. Weighed against these benefits is the site's location, which would not be sustainable in social and environmental terms. On balance, I conclude on the main issue that the proposal would not constitute sustainable development.

Planning Balance

15. The proposal would not be inappropriate development in the Green Belt. The appeal scheme would contribute to meeting some of the 5-year shortfall of housing land, to which I attach considerable weight. There would be significant economic, social and environmental benefits if the proposal were to proceed.
16. The site clearly belongs to a group of buildings and is accessible to some local services and facilities. As a result, the proposal would not lead to an isolated home in the countryside, which paragraph 55 of the Framework advises should be avoided unless there are special circumstances. This consideration does not, therefore, weigh against the appeal scheme.
17. When assessed against the policies of the Framework, taken as a whole, the harm arising from the unsustainable location of the site does not significantly and demonstrably outweigh the benefits of granting planning permission.

Conditions

18. I have considered the conditions suggested by the Council in the light of relevant advice contained within the Planning Practice Guidance (PPG). In addition to the standard time limit condition, I have imposed a condition specifying the relevant drawings as this provides certainty.

19. The Council has suggested that a condition should be imposed that removes some permitted development (PD) rights, to which the appellant has objected. The Framework states that planning conditions should not be used to restrict national PD rights unless there is clear justification for doing so. The PPG also advises that conditions restricting the future use of PD rights will rarely pass the test of necessity and should only be used in exceptional circumstances.
20. In this instance, the site falls within the Green Belt and so an enlargement of the building or the introduction of outbuildings could constitute inappropriate development. The Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Furthermore, the Framework advises that openness is an essential characteristic of the Green Belt. A condition that has the effect of controlling development that may otherwise erode the openness of the Green Belt would thus safeguard this essential characteristic.
21. In those circumstances, I consider that a condition that removes some PD rights is necessary and reasonable. It would also meet the tests of conditions set out in paragraph 206 of the Framework. Consequently, it has been imposed to protect the Green Belt. Such a restriction would not preclude the extension of the new dwelling. It means that any proposals would be considered in the light of policy that aims to protect the Green Belt.

Conclusion

22. For the reasons set out above, and taking into account all other matters raised, I conclude that the appeal should be allowed.

Gary Deane

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Refs 2014/41/01 and 2014/41/02.
- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development (as defined by Section 55 of the Town and Country Planning Act 1990) as may otherwise be permitted by Classes A to E (inclusive) of Part 1 of Schedule 2 of the Order shall be carried out.



APPENDIX 5: Decision Notice, Delegated File Note and Location/Site Plan

Application Ref. 17/01191/1

NORTH HERTFORDSHIRE DISTRICT COUNCIL



Town and Country Planning Acts

DECISION NOTICE

Correspondence Address:

Mr N Summerfield
2 Letchmore Close
Stevenage
Herts
SG1 3JF

Applicant:

Mrs C Taiano

PARTICULARS OF DEVELOPMENT

Application: 17/01191/1

Proposal: Conversion of existing stable and haybarn to two bedroom dwelling(as amended by drawings received 21 and 22 June 2017).

Location: **5 Lower Titmore Green, Little Wymondley, Hitchin, SG4 7JT**

Approved Plan Nos: P001A; P002A;

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 12/05/2017 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 The development hereby permitted shall not be brought into use until the proposed access has been constructed, the existing access has been closed, and the verge has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

Reason: In the interests of highway safety and amenity.

- 5 The proposed access hereby permitted shall not be brought into use until it has been hard-surfaced for the first 6.0 metres.

Reason: To prevent loose material from passing onto the public highway which

may be detrimental to highway safety.

- 6 Before the access is first brought into use, vehicle to vehicle visibility splays of 2.4 metres by 36 metres to both directions shall be provided and permanently maintained. Within which, there shall be no obstruction to visibility between 600 mm and 2.0 metres above the carriageway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.

Reason: To provide adequate visibility for drivers entering and leaving the site.

- 7 The gradient of the access shall not be steeper than 1 in 20 for the first 6.0 metres from the edge of the carriageway.

Reason: To ensure a vehicle is approximately level before being driven on to the highway.

- 8 Any gates provided shall be set back a minimum of 5.5 metres from the edge of carriageway and shall open inwards to the site

Reason: To allow a vehicle to wait clear of the carriageway or footway while the gates are being opened or closed.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C, D and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

Proactive Statement

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Highways Informative

Works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication Roads in Hertfordshire Highway Design Guide. Before proceeding with the proposed development, the applicant shall contact hertsdirect@hertscc.gov.uk or for information use the HCC website www.hertsdirect.org. or call on 0300 1234 047 to obtain the requirements for a section 278 agreement for the associated road works and reinforcement works to the adjacent culvert and drainage ditch as part of the development. This should be carried out prior to any development work is carried out.

Ecology Informative

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage, or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

Ecology Informative

Works should proceed with caution and in the event of bats or evidence of them being found, work must stop immediately and advice taken on how to proceed lawfully from one of the following: a bat consultant, the UK Bat Helpline: 0845 1300228, Natural England: 0300 0603900, or the Herts & Middlesex Bat Group website: www.hmbg.org.uk.

Signed:



Development & Conservation Manager

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

Date: 14 July 2017

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 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 The fee is £97 per request or £28 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse. No fee is required for applications resulting from a condition removing "permitted development rights".

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 on 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/planning-inspectorate>.

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.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Allington.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
17/01191/1	Conversion of existing stable and haybarn to two bedroom dwelling(as amended by drawings received 21 and 22 June 2017).	5 Lower Titmore Green, Little Wymondley, Hitchin, SG4 7JT

Submitted Plan Nos: P001A; P002A;

Reason for Delay (if applicable)

An extension of time was agreed with the applicant in order to allow for the submission of amended plans and the re-consultation of HCC Highways (amended driveway access and site reduction).

Reason for Referral to Committee (if applicable)

N/A

1.0 Relevant History

- 15/02318/1: Change of use of land from paddock to residential and conversion of stable building to 2 bed dwelling at 6 Titmore Green, Little Wymondley. Refused by the Council 22/10/2015, however allowed at appeal 27/05/2016.

2.0 Policies

2.1 Green Belt North Hertfordshire District Local Plan No.2 with Alterations

Policy 2 - Green Belt

In the Green Belt, as shown on the Proposals Map, the Council will aim to keep the uses of land open in character. Except for proposals within settlements which accord with Policy 3, or in very special circumstances, planning permission will only be granted for new buildings, extensions, and changes of use of buildings and of land which are appropriate in the Green Belt, and which would not result in significant visual impact.

2.2 Re-use of Rural Buildings North Hertfordshire District Local Plan No.2 with Alterations

Policy 25 - Re-use of Rural Buildings

(i) The re-use of rural buildings for commercial, industrial, or recreational purposes will be permitted provided that:
(a) the form, bulk and general design of the building are in keeping with its surroundings;
(b) the building has not become so derelict that it could be brought back into use only by complete or substantial reconstruction;
(c) the new use will not have an adverse effect on the environment or on highway safety,

(ii) The re-use of rural buildings for residential purposes will be permitted provided that:
(a) there will be no adverse effect on the local rural economy;
(b) the building will not require extensive alteration, rebuilding and/or extension;
(c) the use of the building and its curtilage will not harm the character of the countryside, or have an adverse effect on highway safety.

(iii) The re-use of buildings in the Green Belt which are of permanent and substantial construction will be permitted where the above criteria are met and provided that the new use does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it.

2.3 Rural Housing Needs

North Hertfordshire District Local Plan No.2 with Alterations

Policy 29 - Rural Housing Needs

For local rural housing needs, the Council may permit specific development proposals for special small-scale housing needs designed to meet a proven local need as an exception to its normal policies in the Green Belt (Policy 2) and the Rural Areas beyond the Green Belt (Policy 6) outside Selected Villages (Policy 7) but only if:

- (i) the proposal is expressly designed to meet a specific and proven local need;*
- (ii) the need cannot be met in any other way;*
- (iii) the occupation will be limited to certain people, who immediately prior to an allocation were:*
 - (a) first time buyers; or*
 - (b) retired or disabled people who have lived or worked in the areas specified in (iv) for at least one year; or*
 - (c) households living in sub-standard accommodation, or*
 - (d) households not having separate accommodation; or*
 - (e) persons on or eligible to be on the Council's Housing Waiting List; or*
 - (f) immediate descendants of presently resident persons who have themselves been a resident in the area specified in (iv) for the past year; or*
 - (g) in permanent employment in the area specified in (iv) or have the offer in writing of a job in that area which will be accepted if a unit of accommodation is offered;*
- (iv) future occupants come from the local area which includes (a) the identified parish; and (b) the immediately adjoining parishes;*
- (v) the proposal will in the long term succeed financially in providing for local housing needs;*
- (vi) the housing will be managed so as to prevent any part of it becoming available on the general housing market;*
- (vii) the proposal is visually sympathetic to the existing character of the settlement to which it will relate and, in the view of the Local Planning Authority, does not detract from that character or the landscape around;*
- (viii) the aims of this policy have been secured in a binding legal agreement; and*
- (ix) where the proposal is in the Green Belt it is located within an existing settlement and is consistent with the function and purposes of the Green Belt.*

Housing proposals which only offer an initial discounted purchase price will not normally be considered as conforming with this policy.

2.4 Car Parking Standards

North Hertfordshire District Local Plan No.2 with Alterations

Policy 55 - Car Parking Standards

The Council will require all development proposals to be provided with car parking spaces, or for housing development with garages, to be reasonably convenient to the future users and meet the following standards. As an exception and if the Council agrees that overriding landscape, conservation, amenity or traffic and parking management reasons are justified, the Council will accept payment to generate funds for new parking spaces elsewhere.

Within Parking Control Areas in town centres shown on the Proposals Maps, the Council considers that normally payments are preferable to parking provision for each development in these town centre locations. These funds will help achieve the programme of car parking improvements adopted by the Council. The possibility of public spaces being provided by the developer will be considered.

The minimum requirements for certain land uses are as follows:

1. Residential Uses

A. For each Elderly Persons Dwelling

1 Bedroom : Category 1

If the occupancy is controlled by an Agreement with the Council, and spaces are allocated to each dwelling 1.00

Similarly, but spaces are not allocated 0.75

1 - Bedroom: Category 2 0.35

1 - Bedroom: Category 3 As determined by need

Staff car parking will be provided as for general housing

B. For each "general housing" dwelling

1 - Bedroom: within or outside the curtilage 1.00

2 - Bedrooms: within the curtilage, or 2.00

2 - Bedrooms: outside the curtilage 1.75

3 - Bedroom: within or outside the curtilage 2.00

4 or more Bedrooms: within or outside the curtilage 3.00

C. Also, public unallocated spaces will normally be provided on the basis of 1 space for 4 dwellings convenient to the dwellings they serve and generally not more than 20 metres away.

The above standards will normally still be applied to development proposals along an existing road frontage.

2. Employment Uses

(All floorspace figures are gross measurements i.e. total floor area measured between the inside faces of external walls)

A. General industrial (B2), and Storage and Distribution (B8 Uses) up to and including 235 sq metres

1 space for every 25 sq metres or 1 space for 30 sq metres where the applicant agrees to the imposition of a condition removing the permitted development right to change to a B1 use.

236 sq metres up to and including 1000 sq metres

1 space for every 30 sq metres

1001 sq metres or greater

35 spaces plus 1 space for every additional 60 sq metres.

B. Business (B1) Use

up to and including 1000 sq metres

1 space for every 25 sq metres

1001 sq metres or greater

40 spaces plus 1 space for every additional 35 sq metres.

Note: The floorspace categories relate to individual units in the size ranges, not to total floorspace where a number of separate lettable units are proposed as part of a single planning application.

C. Shopping (A1) Use

1 space for every 35 square metres of gross floorspace, but the provision of large retail proposals over 1,500 square metres will be determined on the basis of a traffic impact assessment.

D. Financial and Professional Services (A2) Use

1 space for every 35 square metres of gross floorspace.

E. Public Houses/Bars (A3) Use

1 space per 3 square metres of public bar area. Additionally, 3 spaces for every 4 employees (or full time equivalent) based on maximum use at any one time.

3. Other Uses

For other uses, the Council will require an appropriate level of car parking provision based on an assessment of the proposed activity, its scale, type and location. Due regard will also be taken of any existing up-to-date guidance available and in particular the Hertfordshire Technical Chief Officers' Association - Review of Hertfordshire Car Parking Standards.

2.5 Residential Guidelines and Standards

North Hertfordshire District Local Plan No.2 with Alterations

Policy 57 - Residential Guidelines and Standards

The Council expects that all proposals for residential development including extensions and changes of use will meet the objectives of the guidelines

2.6 North Hertfordshire Draft Local Plan 2011-2031.

The submission local plan has now been submitted to the Secretary of State, following completion of the final public consultation exercises and having been agreed and approved by Full Council in April 2017. The Policies of the draft Local Plan therefore carry limited weight at this stage, however the policies are to be afforded increased weight and consideration at each stage of the process up until full adoption. The policies of relevance in this instance are as follows:

- SP1: Sustainable development in North Hertfordshire;
- CGB2 - Exception sites in rural areas;
- CGB4 - Existing rural buildings;
- NE1 - Landscape
- D1 - Sustainable Design;
- D3 – Protecting living conditions;
- T2 - Parking

2.7 National Planning Policy Framework

- Section 7 - Requiring good design
- Section 9 - Protecting Green Belt land
- Section 11 - Conserving and enhancing the natural environment

3.0 Representations

3.1 Wymondley Parish Council – No objections.

- 3.2 **NHDC Environmental Health (Contamination)** – No objections, subject to a condition requiring investigations of land contamination.
- 3.3 **NHDC Environmental Health (Noise)** – No objections
- 3.4 **Hertfordshire Ecology** – No objections.
- 3.5 **HCC highways** – No objection, subject to conditions.

4.0 Planning Considerations

4.1 Site & Surroundings

'Wrens Acre House' is a detached dwelling also known as no.5 Lower Titmore Green. The application site is located on the south-west side of the road as the road turns to the east. The stable block is situated immediately to the north-west of the main house whilst a fairly substantial paddock area exists to the south and west of the main house and its domestic curtilage. The site is located in the Green Belt.

4.2 Proposal

- 4.2.1 This application seeks planning permission for the conversion of the existing stable and haybarn to a two bedroom dwelling. The building would be subdivided from the existing Wrens Acre property and would include its own residential curtilage including a small paddock to the south-west of the building. The proposed dwelling would share a new access with Wrens Acre with the existing access proposed to be blocked up. The works of conversion would include the provision of windows and doors to the existing building.
- 4.2.2 The application has been amended, as the original plans were for the change of use of the entire field/ paddock to the north-west of the building and the property would have been served a long driveway leading from an existing access at the northern corner of the field. The area within the red edge and subject of the application has been significantly reduced and the access has been relocated.

4.3 Key Issues

Principle of the development within the Green Belt

- 4.3.1 The National Planning Policy Framework (NPPF) states that 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.' At paragraph 89 of the NPPF, it goes on to state that 'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt', apart from a list of exceptions. The relevant exception for development allowed in the Green Belt, in this case, is as follows (para. 90):

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

- 4.3.2 In this instance the stable and haybarn buildings are permanent, having been in place for a number of years (the Council's aerial photograph dated 2000 shows the buildings to be in place) and are of a substantial construction. The footprint and external dimensions of the existing buildings would not be increased, with the only alterations being the provision of windows and doors to the existing elevations. The building sits in row of existing properties on the south-west side of Titmore Green with further built development within relatively close proximity to the north of the site, on the opposite side of the road. The existing building is well screened from public view and it is proposed to enclose it further, from the wider landscape, with the provision of hedging and post-and-rail fencing along the north-west side of the building, enclosing it and its proposed curtilage from the larger paddocks and

fields to the north. Consequently, the proposal would not conflict with the purposes of the Green Belt and therefore is an appropriate form of development within the Green Belt (and so the consideration of very special circumstance is not necessary in this instance).

- 4.3.3 In order to seek to control and reduce harm to the openness of the Green Belt, it is reasonable and justified in this instance to remove permitted development rights from the proposed dwelling, so that the LPA may consider any future extensions to the building and any outbuildings at the property. A suitable condition will therefore be included.

Sustainable form of development

- 4.3.4 In this instance, there has been a relatively recent appeal decision at the neighbouring property, No.6 Titmore Green, whereby the inspector allowed the conversion of a barn to a new dwelling, in May 2016. Given the similarities of the two proposals, the close proximity of the two sites and the how recent this decision is, guidance can be provided and officers are 'steered' by this appeal decision.

- 4.3.5 The inspector found that 'the future occupiers of the new dwelling would be largely reliant on the car to access most essential services and facilities' given the relatively isolated location of the site. However, the provision of a new dwelling would support, 'albeit in a limited way' a sustainable rural economy especially during construction and as a result of spending by the future occupiers on local service and facilities. Social benefits would also be provided in a supply of housing to meet the needs of the present and future generations, although one dwelling would make a limited contribution. The same consideration can be applied to the proposed change of use of the stables and haybarn at Wrens Acre.

- 4.3.6 In weighing the three pillars of sustainability, the proposal would result economic and social gains, weighed against the sites location, which would not be sustainable in social and environmental terms. It is considered that the current proposal at Wrens Acre would not, on balance, constitute sustainable development.

- 4.3.7 At the present time, there does remain some doubt as to whether the Council can demonstrate a 5 year land supply (although previously the Council could not demonstrate a 5yr supply, following the recent submission of the Submission Local Plan 2011-2031 to the Secretary of State, this plan can now be afforded increased weight to the extent that the proposed Local Plan sites would provide a 5yr land supply). As such, in the balancing of this application, officers consider this matter to be neutral and would weigh in favour or against the proposed development.

- 4.3.8 However, in considering the overall planning balance, when taking the NPPF as a whole, the inspector, in considering the proposal at No.6, found that the provision of one dwelling would result in significant economic, social and environmental benefits. In this instance, at Wrens Acre (No.5), this is an appropriate form of development within the Green Belt, whereby the development would not result in an isolated dwelling within the countryside. As such, although the proposal may not represent a sustainable form of development, this would not significantly and demonstrably outweigh the benefits of the scheme and the proposal is therefore considered, on balance, an acceptable form of development.

Access, highway safety and parking

- 4.3.9 The new dwelling would be served by a new access from Titmore Green, which would be shared with Wrens Acre. The HCC Highway officer has considered the amended plans and considers that there would not be any harmful impacts on highway safety. However, this is subject to a number of conditions which require that the new access be properly formed and laid-out and that the existing access be closed-up.
- 4.3.10 With regard to parking, it is noted that the proposed two bedroom dwelling would be served by a long driveway and by three formal spaces, which is more than

sufficient for a dwelling of this size, in accordance with the Council's minimum standards. Therefore, the proposal is found to be acceptable in this regard.

Impact on the living conditions of neighbouring properties

- 4.3.11 The site is set away from Wrens Acre by a sufficient distance to ensure that there would not be any mutual overlooking and each property would benefit from adequate privacy. In addition, the proposed dwelling would occupy the existing structure and so there would not be any harmful impacts on Wrens Acre or any other nearby dwellings in terms of loss of light or any overbearing impacts. As such, no objections are raised in this regard.

Further considerations

- 4.3.12 – Land contamination

In this instance, although the site may not be contaminated, the proposal is a sensitive use and any potential contaminants, even if small, could be harmful to future occupiers. As such, a cautionary approach is suitable in this instance and so a condition is required which would require further investigations of the land.

- 4.3.13 – Ecology

At the request of the ecologist, further information on the existing stables building has been provided (photographs) and the Herts ecologist is satisfied that there is unlikely to be any bats roosting within the building. However, there is evidence of birds and so a cautionary approach is advised in this instance and so suitable informatives have been recommended.

4.4 Conclusion

The proposal is considered an appropriate form of development within the Green Belt which would not result in harm to the openness or to the visual amenity of the Green Belt. Whilst this may not be a sustainable location, when taking account of the NPPF as a whole, the proposal is considered acceptable for development on the planning balance of the merits of the proposal. The proposal is therefore compliant with the NPPF and the North Hertfordshire Local Plan 1996 No.2.

5.0 Recommendation

- 5.1 That permission be **approved** 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. The development hereby permitted shall not be brought into use until the proposed access has been constructed, the existing access has been closed, and the verge has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

Reason: In the interests of highway safety and amenity.

- 5. The proposed access hereby permitted shall not be brought into use until it has been hard-surfaced for the first 6.0 metres.

Reason: To prevent loose material from passing onto the public highway which may be detrimental to highway safety.

- 6. Before the access is first brought into use, vehicle to vehicle visibility splays of 2.4 metres by 36 metres to both directions shall be provided and permanently maintained. Within which, there shall be no obstruction to visibility between 600 mm and 2.0 metres above the carriageway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.

Reason: To provide adequate visibility for drivers entering and leaving the site.

7. The gradient of the access shall not be steeper than 1 in 20 for the first 6.0 metres from the edge of the carriageway.

Reason: To ensure a vehicle is approximately level before being driven on to the highway.

8. Any gates provided shall be set back a minimum of 5.5 metres from the edge of carriageway and shall open inwards to the site

Reason: To allow a vehicle to wait clear of the carriageway or footway while the gates are being opened or closed.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C, D and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

Proactive Statement

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Highways Informative

Works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication Roads in Hertfordshire Highway Design Guide. Before proceeding with the proposed development, the applicant shall contact hertsdirect@hertsc.gov.uk or for information use the HCC website www.hertsdirect.org or call on 0300 1234 047 to obtain the requirements for a section 278 agreement for the associated road works and reinforcement works to the adjacent culvert and drainage ditch as part of the development. This should be carried out prior to any development work is carried out.

Ecology Informative

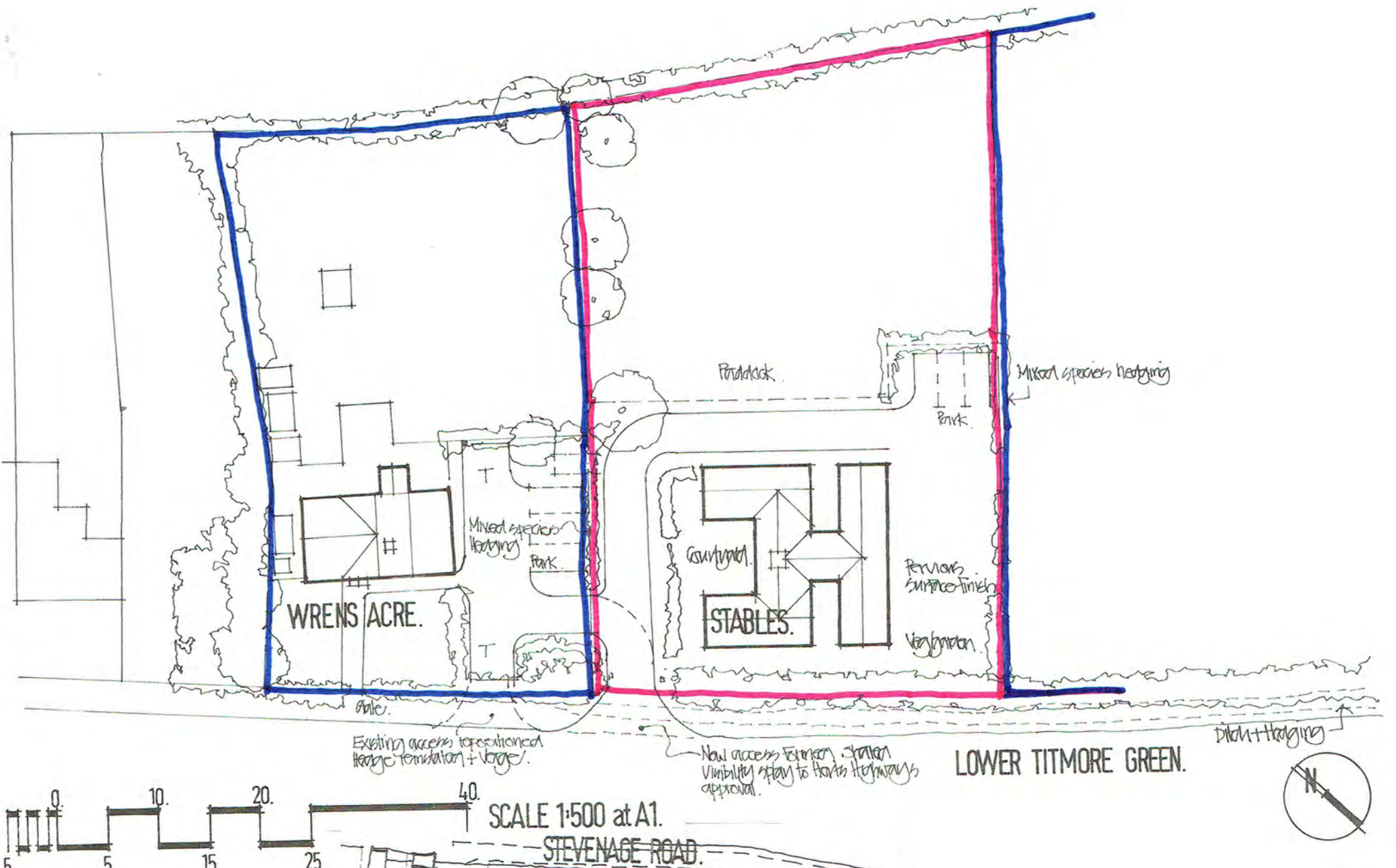
The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage, or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

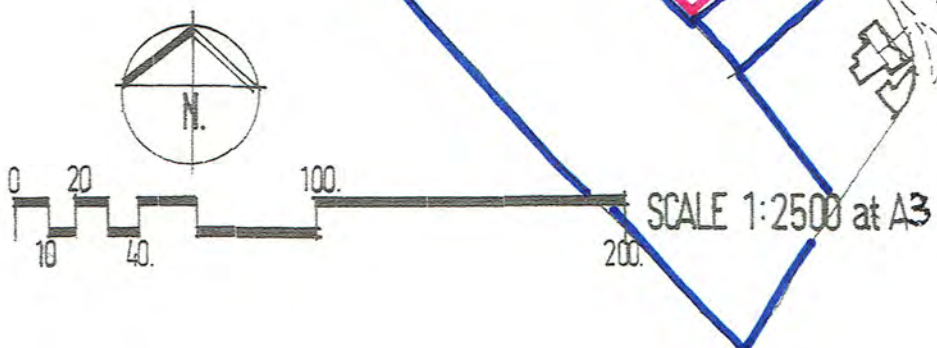
Ecology Informative

Works should proceed with caution and in the event of bats or evidence of them

being found, work must stop immediately and advice taken on how to proceed lawfully from one of the following: a bat consultant, the UK Bat Helpline: 0845 1300228, Natural England: 0300 0603900, or the Herts & Middlesex Bat Group website: www.hmbg.org.uk .



LOCATION PLAN.



Rev. A. June 2017. Access amended.

Client: Ms C Taiano.
 Project: Proposed conversion of existing stable and hay barn to form dwelling house.
 Wrens Acre House, Lower Titmore Green, Hertfordshire. SG4 7JT.
 Drawing: Block + Location Plans.
 Job No: 200.13. Dwg No P002 rev A Scale as indicated Date May '17.



APPENDIX 6: Decision Notice, Delegated File Note and Location/Site Plan

Application Ref. 24/02877/FP



www.north-herts.gov.uk

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Weldon Beesly
The Old Dairy Barn
Offley Hoo
Great Offley
Hitchin
Herts
SG5 3ED
United Kingdom

Applicant:

Ms Karen Denbow

PARTICULARS OF DEVELOPMENT

Application: 24/02877/FP

Proposal: Change of use of agricultural building to one 5-bed dwelling; external alterations and re-cladding following demolition of outdoor menage. Re-cladding and external alterations to existing atcost barn for use as ancillary storage to dwelling including parking, landscaping and all ancillary works (amended by plans received 11/03/25)

Location: Titmore Green Farm, Stevenage Road, Titmore Green, Little Wymondley, Hitchin, Hertfordshire, SG4 7JT

Plan Nos: 2737-BC-PL101A 2737-BC-PL102A 2737-BC-PL103 2737-BC-PL104- 2737-BC-PL105 2737-BC-PL107- 2737-BC-PL108 2737-BC-PL109 2737-BC-PL110- 2737-BC-PL113A 2737-BC-PL106C 2737-BC-PL114

PARTICULARS OF DECISION

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

Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

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. Prior to occupation, the approved 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. To comply with Policy D4 of the Local Plan.
4. Prior to commencement of the approved development, landscaping details shall be submitted to the LPA for approval and shall include the following:

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

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

- 5. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

- 6. No development approved by this permission shall take place until a Phase 2 investigation report, as recommended by the submitted Lustre consulting Ltd report dated December 2024 (Ref: R235-PH1-01.0_4948), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990. To comply with Policy NE11 of the Local Plan.

- 7. Prior to the first occupation of the development hereby permitted the proposed onsite car and cycle parking and turning areas shall be laid out, demarcated, levelled, surfaced, and drained in accordance with the approved plan (Ref- BC-PL106, Rev-C) and retained thereafter available for that specific use.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T2 of the Local Plan.

- 8. No development shall take place (including ground works or vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The

CEMP (Biodiversity) should be informed by the December 2024 Preliminary Ecological Appraisal to include the following.

- a) Reasonable avoidance measures for Great Crested Newts.
- b) Identification of "biodiversity protection zones".
- c) Practical measures to avoid or reduce impacts during construction.
- d) The location and timing of sensitive works to harm to biodiversity features.
- e) Responsible persons and lines of communication.
- f) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of ecology. To comply with Policy NE4 of the Local Plan.

9. Prior to occupation, a lighting design strategy for biodiversity for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall;
- a) identify those areas/features on site to which bats and other nocturnal species are particularly sensitive where lighting is likely to cause disturbance in or around their breeding sites and resting places, or along important routes used to reach key areas of their territory, for example, for foraging, and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority

Reason: In the interests of ecology. To comply with Policy NE4 of the Local Plan.

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

Reason: In the interests of ecology. To comply with Policy NE4 of the Local Plan.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and

amenities of the area and to comply with Policy D1 and Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

12. 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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 14 March 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 £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 (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
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CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02877/FP	Change of use of agricultural building to one 5-bed dwelling; external alterations and re-cladding following demolition of outdoor	Titmore Green Farm Stevenage Road Titmore Green
	menage. Re-cladding and external alterations to existing atcost barn for use as ancillary storage to dwelling including parking, landscaping and all ancillary works (amended by plans received 11/03/25)	Little Wymondley Hitchin Hertfordshire SG4 7JT

Submitted Plan Nos

2737-BC-PL101A 2737-BC-PL102A 2737-BC-PL103 2737-BC-PL104- 2737-BC-PL105 2737-BC-PL107-
2737-BC-PL108 2737-BC-PL109 2737-BC-PL110- 2737-BC-PL113A 2737-BC-PL106C 2737-BC-PL114

1.0 Policies

D1 Sustainable design

D3 Protecting living conditions

D4 Air quality

HE1 Designated heritage assets

NE2 Landscape

NE4 Biodiversity and geological sites

SECN11 Making effective use of land

SECN12 Achieving well-designed places

SECN13 Protecting Green Belt Land

SECN15 Conserve + enhance natural environment

SECN16 Conserve + enhance historic environment

SECN5	Delivering sufficient supply of homes
SECN9	Promoting sustainable transport
SP12	Green infrastructure, landscape and biod
SP13	Historic environment
SP5	Countryside and Green Belt
SP6	Sustainable transport
SP9	Design and Sustainability
T2	Parking
T1	Assessment of transport matters

Wymondley Neighbourhood Plan 2016

Policies NHE2, NHE3, NHE6, NHE7, NHE8, NHE9, GB1, TM1, HOD 2, HOD3

2.0 Relevant site history

- 2.1 22/00986/FP - Alterations to existing agricultural barns with light industrial and storage and distribution with ancillary offices, and associated parking and landscaping – Approved 18/05/22.

- 2.2 22/00222/FP - Change of use of agricultural barns to light industrial and storage and distribution with ancillary offices, and associated parking and landscaping (renewal of planning application 11/02173/1 granted 31.10.2011) – Approved 28/03/22.
- 2.3 11/02173/1 - Renewal of application number 08/01332/1 granted 26 September 2008 for change of use of 2 agricultural barns to a Light Industrial (B1) unit with ancillary offices and a Storage (B8) unit with ancillary offices. Provision of 18 car parking spaces and 4 cycle racks – Approved 31/10/11.
- 2.4 08/01332/1 - Change of use of 2 agricultural barns to a Light Industrial (B1) unit with ancillary offices and a Storage (B8) unit with ancillary offices. Provision of 18 car parking spaces and 4 cycle racks (as amended by plans received 26.8.08) – Approved 26/09/08

Adjoining Building 1

- 2.5 24/02876/FP - Change of use of agricultural building into three business/storage units (Commercial Business Services Use Class E(g)(iii) light industrial and Storage or Distribution B8) including external alterations and re-cladding, layout of car parking, cycle store, landscaping and all ancillary works following demolition of open storage yard – Approved 06/03/25.

3.0 **Representations**

- 3.1 **Environmental Health** – No objections.
- 3.2 **Highways Officer** – Does not wish to restrict the grant of permission.
- 3.3 **Ecologist** – No ecological objection.
- 3.4 **Waste Officer** - Waste collection service provision is not outlined in this planning application. Without sufficient information I am not able to determine that the proposal can meet the requirements.
- 3.5 **Conservation Officer** - On balance, I conclude that the proposed conversion of the main building would not occasion harm to the farmhouse thereby satisfy the provisions of Section 66(1) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site comprises an agricultural barn with a pitched roof, which adjoins another barn; and a separate smaller barn. The barn did not appear to be in agricultural use at the time of a site visit. A disused manege is in the SW of the site, with hardstanding and grass in the rest of the site, and an access drive onto Lower Titmore Green.
- 4.1.2 Near the site in the blue-edged area is an attached barn to the west that is not in use, three barns in two buildings that were converted into offices (now Use Class E) in the 1990's, and Titmore Green Farmhouse to the north which is a two storey detached dwelling and Grade II listed building.

- 4.1.3 The wider locality has a rural agricultural character, although it's not far from Stevenage. There are a small number of dwellings near the site to the north and south/SE. The site is in the Green Belt.

4.2 **Proposal**

- 4.2.1 The conversion of the barn to a five bedroom dwelling, with the smaller barn retained for ancillary storage use. The external materials, openings and detailing of both barns would be altered to facilitate the conversion, including a first floor terrace. The manege would be removed and turned to grass. Other new hard and soft landscaping would also be created, including parking and a bin store.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the development is acceptable in principle, character and appearance, impacts on residential amenity, future living conditions, highways and parking, and trees and landscaping and ecology.

Principle

- 4.3.2 The site is in the Green Belt. In the Green Belt, only certain types of development are acceptable in principle. If development is not acceptable in principle it will be inappropriate, and should not be approved except in very special circumstances.
- 4.3.3 Policy SP5 refers to the National Planning Policy Framework (NPPF) which sets out exceptions to inappropriate development in the Green Belt in paragraphs 154 and 155 (December 2024 version). Para. 154 is:

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

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

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

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

i. mineral extraction;

ii. engineering operations;

iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;

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

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

4.3.4 Para. 155 states that housing, commercial and other development should not be regarded as inappropriate development where:

a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

b. There is a demonstrable unmet need for the type of development proposed;

c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework(57); and

d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156 – 157.

4.3.5 ‘Grey belt’ is defined in the NPPF Glossary as:

Grey belt: *For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.*

The relevant parts referred to above in para. 143 are:

a) to check the unrestricted sprawl of large built-up areas;

- b) to prevent neighbouring towns merging into one another;
- d) to preserve the setting and special character of historic towns

Previously developed land (PDL) is defined in the NPPF Glossary as:

Previously developed land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

- 4.3.6 Assessing the proposal against the above, starting with para. 154, it's considered that the proposed change of use of the buildings would fall within h) iv as being the re-use of buildings provided that the buildings are of permanent and substantial construction. The proposed external alterations to the building would fall within c) as they would be an alteration to the building but would not enlarge it.
- 4.3.7 The existing manege would be converted to grass, which is considered would comply with 154 h) v. The hard and soft landscaping, including parking and amenity areas, would be considered to have comparable impacts to existing areas near the barn in the site, and would fall within 154 h) ii and v. The proposed development is not considered inappropriate development in the Green Belt. It's also not required to consider whether the site is Grey Belt in this case.
- 4.3.8 In respect of the loss of the agricultural use, the Local Plan does not include Policies that seek to protect such uses. In any case, the two 2022 planning permissions to change the use of the barn to light industrial and storage and distribution with ancillary offices remain extant, which are given significant weight.
- 4.3.9 The proposed development is considered acceptable in principle in respect of Green Belt policy. The proposal complies with Local Plan Policy SP5, Section 13 of the NPPF, and Policy GB1 of the Neighbourhood Plan.

Character and appearance and heritage

- 4.3.10 The proposed external alterations to the buildings would be extensive as they would have replacement timber clad walls (with a red brick plinth for the small barn) and grey metal clad roofs, a new open terrace on the roof of the main barn, new and removed openings, and new solar panels on the roofs. These works will not enlarge the buildings.
- 4.3.11 The existing roofs are asbestos, therefore the proposed replacement metal cladding is considered to be an improvement. The existing walls are breeze blocks and timber and asbestos cement cladding which appear agricultural although aren't of a high quality. The proposed replacement timber cladding would be brown which is considered to be a

material of an acceptable quality and colour, would continue to be of an agricultural and rural appearance, and is acceptable.

- 4.3.12 The proposed new and altered openings to the main barn would be substantial compared to the existing, with the new dwelling appearing quite large due to the size of the existing barn. The 'middle' section comprising the darker terrace and cladding below would however visually 'break up' the longer size and length of the front elevation, and would be of an acceptable design.
- 4.3.13 The new openings would introduce new glazing onto the barn, however it's considered that the glazing has been designed to be like that of a typical barn conversion, and would contribute to the barn retaining an agrarian character and appearance. There are no objections to the new solar panels and the bin store.
- 4.3.14 North of the site is Grade II listed building Titmore Green Farmhouse, a designated heritage asset. The proposal therefore has to be assessed as to whether it will harm the setting and significance of that listed building. The Council's Conservation Officer has not objected to the design of the alterations to the main barn and does not consider that the alterations to the main barn will harm the setting and significance of that listed building, which is given significant weight. This satisfies the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 S66 (1).
- 4.3.15 The CO has suggested that the smaller Atcost barn could potentially be replaced with a shorter lower dual-pitched building. The Atcost barn is described by the CO as a large building of poor visual quality that make no positive contribution to the setting of Titmore Green Farmhouse other than reading as agrarian structures.
- 4.3.16 The proposed alterations to the Atcost building are considered to improve its appearance while retaining its agrarian character. A smaller building may improve the setting of the LB, however the works proposed to the existing building are not considered more harmful to its setting and significance than the existing.
- 4.3.17 The proposal is not considered harmful to the setting and significance of the listed farmhouse to the NE due to the above, and the design is considered acceptable in all other respects. It's considered that Class A, Class B and Class E permitted development rights should be removed by condition due to the heritage sensitivity of the site and to ensure that any alterations etc. would be in keeping with the character and appearance of the approved dwelling. The proposal complies with Policies D1 and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.18 The closest dwelling is the farmhouse to the north, which is also within the blue-edged area on the site plan. The works to the Atcost barn will result in comparable impacts to the existing, and will not be harmful. The main barn is considered to be sufficiently far from the farmhouse for the works proposed to it to not harm its amenity.
- 4.3.19 The barns to be converted will not harm the amenity of any other dwellings due to their distance from them and intervening buildings, trees etc. The manege will be converted to grass which is not specified to be a private amenity area for the dwelling, and will not harm amenity.

- 4.3.20 The proposal will intensify the use of the site compared to the present as the main barn is not in use, however as it would be only one dwelling and it would be set away from dwellings outside the site this would not be harmful. Vehicular traffic and its impacts is likely to be infrequent and limited. The Council's Environmental Health Officer has not objected, which is given weight. Impacts on amenity are acceptable, and complies with Policy D3 of the Local Plan.

Future living conditions

- 4.3.21 The main habitable rooms are considered to be of an acceptable size and quality, and would receive sufficient outlook, light and privacy. It's not considered that occupants of the new dwelling would be adversely affected visually by nearby buildings, trees, uses etc.
- 4.3.22 The adjoining barn is agricultural, however it's not considered to be in use (and may not have been in use for some time), therefore the present vacant use of that building would not be considered to cause noise or other disturbance that could negatively affect the living conditions of potential occupants of the proposed dwelling. The other closest uses to the barn are a dwelling and small-scale Class E office and light industrial units that are also not considered harmful regarding noise etc. as they're considered relatively quiet.
- 4.3.23 The adjoining barn has also had planning permission under 24/02876/FP to change its use to three business/storage units (Commercial Business Services Use Class E(g)(iii) light industrial and Storage or Distribution B8). Only limited weight can be given as it's not certain whether that consent would be implemented, in addition to the residential conversion proposed here. Should both be implemented, it's not considered that those approved uses would be significantly harmful to living conditions of future occupiers as the units are small and their uses as storage and light industrial will not be considered to generate harmful levels of noise.
- 4.3.24 The main garden areas would adjoin the east and south elevations of the dwelling, which are considered to be of a sufficient size and quality. Due to their distance from areas of public view and screening from vegetation it's considered that sufficient privacy would be provided for future occupants. Living conditions will be acceptable. The proposal complies with Policy D1 of the Local Plan.

Parking and highways

- 4.3.25 The proposal will not alter the existing access, will not be considered to generate vehicular traffic that could adversely affect the highway network, and will provide sufficient manoeuvring space within the site for vehicles. Given that the highways officer has not objected, impacts on the public highway are acceptable.
- 4.3.26 The dwelling will have at least two parking spaces, which exceeds the required minimum standards and is acceptable, with potential visitor parking also provided for. Covered cycle parking can be provided in the converted smaller barn.
- 4.3.27 Bin storage details have been provided following comments from the Waste Officer. A bin store for 4 wheeled bins would be provided near the parking area and garden of the dwelling, which is considered acceptable in this respect. The bin collection point is

proposed to be at the site entrance on Lower Titmore Green, which would be a long distance of approx. 110m away.

- 4.3.28 However, due to the existing distance of the barn from the closest access point to the public highway, occupants of the proposed dwelling would be faced with a longer walk to and from the bin collection area than for most other dwellings, regardless of where the bins would be sited when not put out for collection. This should be something that potential occupants would be aware of before choosing to live in the dwelling and is not considered to be a reason for refusal, although it is an adverse impact of the proposal. The proposal overall complies with Policies T1 and T2 of the Local Plan, and Section 9 of the NPPF.

Landscape and trees and ecology

- 4.3.29 The proposal will not affect any trees. The new landscaping is considered to improve the appearance of the site given the unsightly manege area will be converted to grass. Further details of hard and soft landscaping will be required by condition.
- 4.3.30 Regarding impacts on ecology, the application was submitted with a Preliminary Ecological Appraisal that did not find protected species, with no to very low risk that the conversion would affect protected species or their roosts. The Council's Ecologist has not raised any concerns in this regard, and the three conditions recommended by the Ecologist will be attached to the permission.
- 4.3.31 The proposal will deliver biodiversity net gains of 46.05% which exceeds the minimum 10% mandatory requirement under BNG legislation. The standard BNG condition will be attached to the permission. The proposal complies with Policies NE2 and NE4 of the Local Plan, and Section 15 of the NPPF.

4.4 **Balance and Conclusion**

- 4.4.1 The LPA is not able to demonstrate a five year housing land supply. In assessing the proposal against the NPPF para. 11 d) ii, the small adverse impacts of the bin collection arrangements are not considered to significantly and demonstrably outweigh the benefits of the new dwelling proposed.
- 4.4.2 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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. Prior to occupation, the approved 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. To comply with Policy D4 of the Local Plan.

4. Prior to commencement of the approved development, landscaping details shall be submitted to the LPA for approval and shall include the following:

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

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

5. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

6. No development approved by this permission shall take place until a Phase 2

investigation report, as recommended by the submitted Lustre consulting Ltd report dated December 2024 (Ref: R235-PH1-01.0_4948), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990. To comply with Policy NE11 of the Local Plan.

7. Prior to the first occupation of the development hereby permitted the proposed onsite car and cycle parking and turning areas shall be laid out, demarcated, levelled, surfaced, and drained in accordance with the approved plan (Ref- BC-PL106, Rev-C) and retained thereafter available for that specific use.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T2 of the Local Plan.

8. No development shall take place (including ground works or vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) should be informed by the December 2024 Preliminary Ecological Appraisal to include the following.
 - a) Reasonable avoidance measures for Great Crested Newts.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures to avoid or reduce impacts during construction.
 - d) The location and timing of sensitive works to harm to biodiversity features.
 - e) Responsible persons and lines of communication.
 - f) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of ecology. To comply with Policy NE4 of the Local Plan.

9. Prior to occupation, a lighting design strategy for biodiversity for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall;
 - a) identify those areas/features on site to which bats and other nocturnal species are particularly sensitive where lighting is likely to cause disturbance in or around their breeding sites and resting places, or along important routes used to reach key areas of their territory, for example, for foraging, and
 - b) show how and where external lighting will be installed (through the provision of

appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority

Reason: In the interests of ecology. To comply with Policy NE4 of the Local Plan.

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

Reason: In the interests of ecology. To comply with Policy NE4 of the Local Plan.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

12. 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.

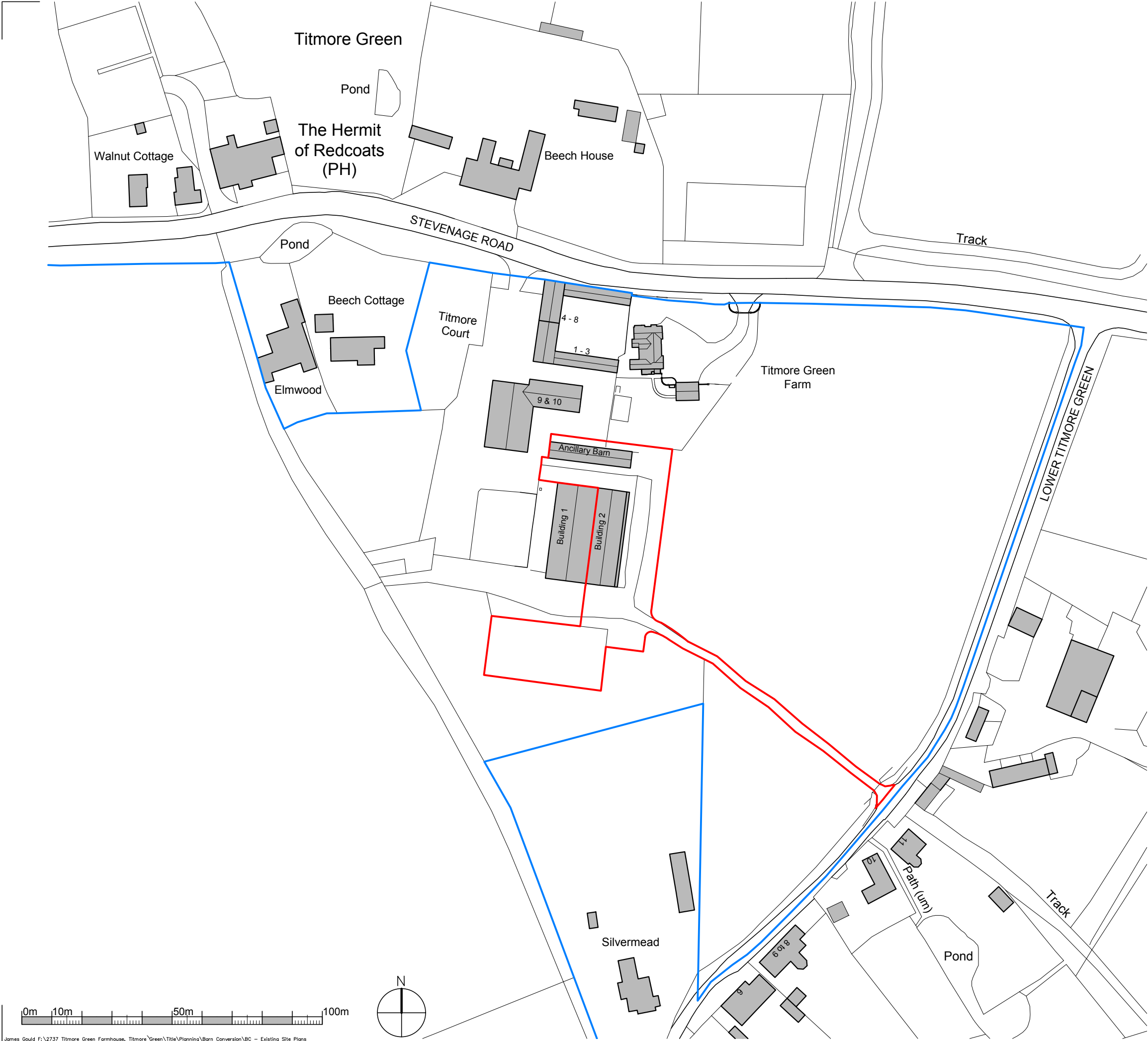
Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 March 2025	



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REVISIONS:

Rev:	By:	Chk:	Date:	Description:
A	JG		8.1.24	Revised red line

PLANNING

Project:
**Barn Conversion,
Titmore Green**

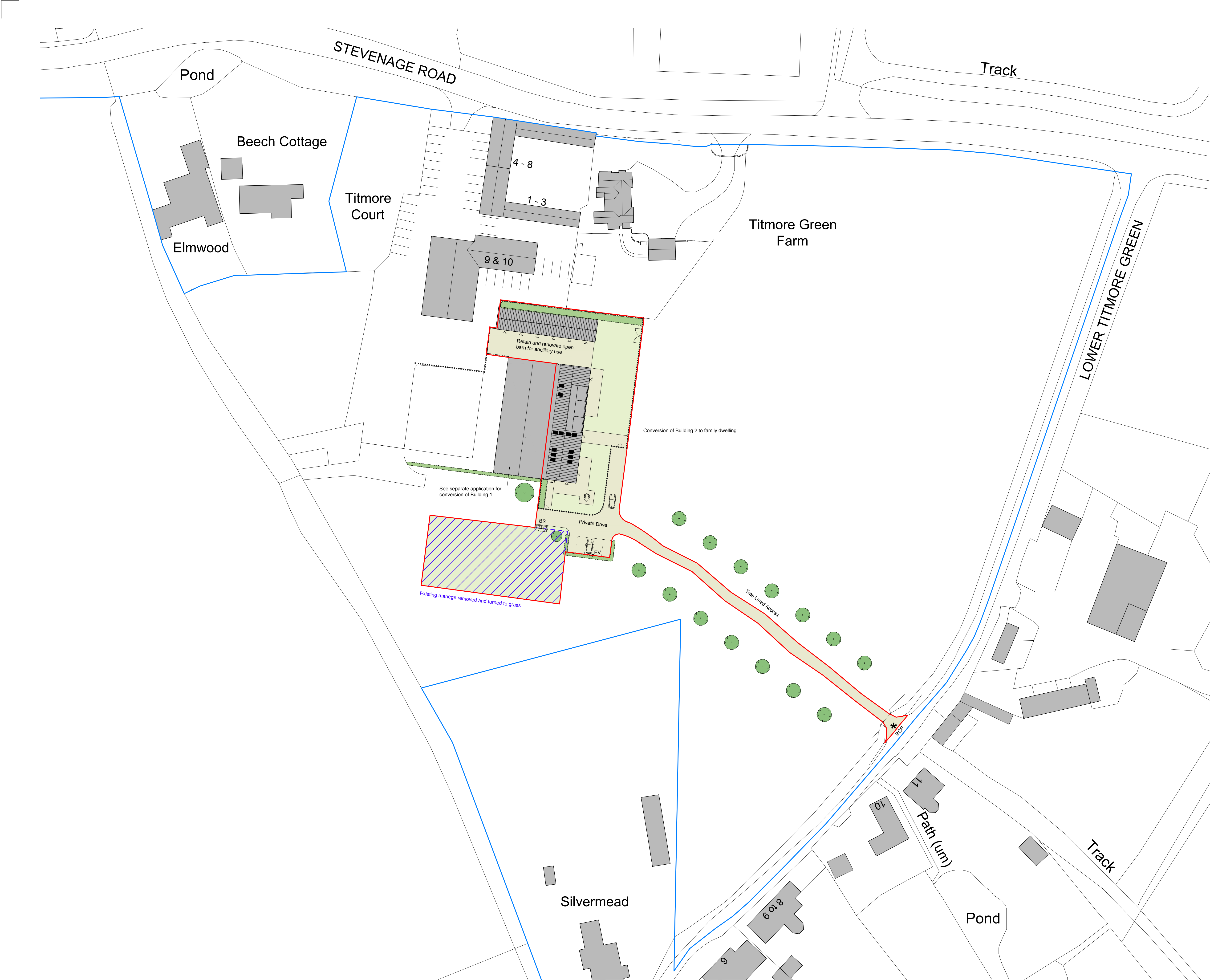
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Location Plan

Drawn:	Checked:	Date:	Scale:	Size:
MM	JG	6.12.24	1:1250	A3
Project No:	Drawing No:	Revision:		
2737	BC-PL101	A		



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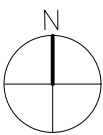


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REVISIONS:

Rev:	By:	Check:	Date:	Description:
A	JG		8.1.25	Revised red line
B	JG		5.3.25	Added enclosed bin store
C	LH	JG	10.3.25	Added The BCP



Legend

- 0.9m Post and Rail Fence
- 1.8m High Vertical Hit and Miss Fence
- EV Electric vehicle charging point
- CS Cycle Store
- BS Bin Store Enclosure Constructed with 1.8m High Vertical Hit and Miss Fence
- * BCP Bin Collection Point

PLANNING

Project:
Barn Conversion,
Titmore Green

Title:
Proposed Site Plan

Drawn:	Checked:	Date:	Scale:	Size:
MSM	JG	6.12.24	1:500	A1
Project No:	Drawing No:	Revision:		
2737	BC-PL106	C		



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