

ITEM NO:	<u>Location:</u>	Land At Holwell Turn, Holwell Road, Pirton
	<u>Applicant:</u>	Mr Walker
	<u>Proposal:</u>	Residential development of 8 houses consisting of a pair of semi-detached dwellings and 6 terraced houses to provide 2 x 2 bed shared ownership homes and 2 x 2 bed and 4 x 3 bed social rented homes with associated vehicle access and off street parking. (As amended by drawings received 23/05/2011 and S106 Agreement received 15/12/2011.)
	<u>Ref.No:</u>	11/00413/ 1
	<u>Officer:</u>	Kate Poyser

Date of expiry of statutory period : 18 April 2011

Reason for Delay (if applicable)

Drafting and receipt of the Section 106 Agreement.

Reason for Referral to Committee (if applicable)

Contrary to Local Development Plan, specifically Policy 6 - Rural Area Beyond the Green Belt.

1.0 Relevant History

1.1 None

2.0 Policies

1 National Guidance

PPS 7 - Sustainable Development in Rural Areas
PPS 9 - Biodiversity and Geological Conservation
PPG 16 - Archaeology and Planning

2 North Hertfordshire District Local Plan No.2 with Alterations

Policy 6 - Rural Areas beyond the Green Belt
Policy 14 - Nature Conservation
Policy 26 - Housing Proposals
Policy 29 - Rural Housing Needs
Policy 55 - Car Parking Standards
Policy 57 - Residential Guidelines and Standards
Policy 51 - Development Effects and Planning Gain

Pirton Village Design Statement

3.0 Representations

3.1 Highway Authority - does not wish to restrict the grant of planning permission and recommends various conditions and informatives. A detailed explanation for the recommendation is given and I attach a copy as an appendix to the report.

- 3.2. Hertfordshire Biological Records Centre - Is in agreement with the findings of the Habitat and Protected Species Survey report submitted with the application and recommends conditions relating to site clearance and bird and bat boxes. In relation to a neighbour finding newts in her rear garden adjacent to the site the HBRC advise that the site is an arable field, which is a sub-optimal habitat for Great Crested Newts, therefore there should be no risk to them.
- 3.3 Hertfordshire County Council - require contributions towards planning obligations for education, libraries and fire and rescue.
- 3.4 Waste Management - raises no objections.
- 3.5 Housing Development Liaison Officer - A Housing Needs Survey was undertaken in Pirton 2002 suggesting 6 small units were required for mixed or shared ownership. 2 have been built. The Community Development Agency undertook a further survey in April 2010 in partnership with Parish and District Councils and a need for 11 units was identified.
- 3.6 Environment Agency - requests a condition relating to foul drainage.
- 3.7 County Archaeologist - required work to be carried out on site before the application was determined and trial trenches have been dug accordingly. However, nothing has been found that would prejudice the principle of allowing development here. Various conditions are recommended.
- 3.8 Pirton Parish Council - They support genuinely affordable homes, but unable to support this application, as Pirton should not extend beyond current boundaries. They do not believe it complies with criteria of Policy 29. There is concern about the location of the vehicular access near a sharp bend and lack of foot path in Holwell Road. There is no indication as to how the properties would be managed. An earlier development by the applicant, which was supposed to be for affordable housing, is too expensive for such. The full letter is copied as appendix 2 to this item.
- 3.9 CPRE - would be contrary to Council policy as there is no indication of the intended housing provider and no mechanism to secure social housing. It would set a precedent to develop the land to the rear.
- 4.0 Local Residents - 73 letters of objection been received and 19 letters of support. The reasons for objection are as follows.
 1. outside the village boundary
 2. would cause highway danger due to existing road conditions
 3. no footpath in Holwell Road
 4. inadequate parking
 5. conflict with bridle path
 6. inadequate existing infrastructure
 7. increase in traffic
 8. out of keeping with the appearance of the village
 9. noise and light pollution
 - 10 no need for social housing
 11. school oversubscribed
 - 12 the bins would be an environmental hazard
 13. social housing would not benefit local people
 - 14 sight lines do not take into account parked cars
 15. loss of privacy to existing terrace houses
 16. there should be no further development in the village
 - 17 how will it stay social housing
 18. inaccurate drawings
 19. poor design
 20. Newts present

Reasons given in support of the proposal are:

1. would support existing services
2. there is a need for social rented housing.

Further comments received as a result of the submission of the Section 106 Agreement and amended drawings will be reported orally at the meeting.

4.0 Planning Considerations

4.1 Site & Surroundings

- 4.1.1 The application site is an agricultural field to the east of 24 Holwell Road. It lies to the south of the road stretching approximately 45 metres into the field. Whilst Pirton is a Selected Village, the Selected Village boundary follows the eastern boundary of 24 Howell Road, so the application site lies just outside the boundary and within the Rural Area Beyond the Green Belt.

4.2 Proposal

- 4.2.1 The proposal is for 8 affordable housing units; 2 would be shared ownership, and 6 social rented. A Section 106 Agreement has been submitted following negotiations between the applicant, Hertfordshire County Council and North Hertfordshire DC officers. The Agreement has been drafted by solicitors on contract to the Council.
- 4.2.2 The eight houses would be arranged toward the front of the site in the form of a terrace of 6 and a pair of semi-detached houses. A new vehicular access would be made between the terrace and pair of semis. Car parking would be provided to the rear of the houses together with a turning area for small delivery lorries or fire appliances. Refuse would be collected from the front of the site, where a collection point would be provided.
- 4.2.3 Landscaping strips would be provided either side of the site and to the rear of the car parking area. The design of the houses would reflect the character of the adjacent row of terrace properties in Holwell Road. They would have a slate roof and Arlesey white brick elevations. The site plan has been amended by the reduction of the amount of hard standing to the rear of the site.
- 4.2.4 The height and depth of the houses has also been reduced by 0.5 metres in the amended plans.

4.3 Key Issues

- 4.3.1 The key issue is whether the development would be acceptable in principle, particularly whether it would comply with Policy 29 - Rural Housing Needs, effect on neighbouring residential amenity, the visual amenities of the locality, and highway/parking matters.
- 4.3.2 The Planning Principle and S106 Agreement
As the proposal is for housing development in the Rural Area Beyond the Green Belt, there is a fundamental objection to the development, unless it is to meet an identified rural housing need in compliance with Policy 29. It is the applicant's stated intention that the housing would be to provide affordable housing in accordance with Policy 29. Whilst the application was originally submitted without a Section 106 Agreement, such a legal agreement has been worked on and negotiated upon since the initial submission of the application and has at last been submitted in a final draft form on 15th December.
- 4.3.3 The Council's Housing Development Liaison Officer has been involved in negotiating the definitions of the type of affordable housing and the system for allocating occupiers of such housing. Schedule Two, Part 1 of the Section 106

Agreement requires all 8 Affordable Housing Units to be restricted to Qualifying Persons with a Local Connection to the Parish of Pirton. If there are no persons of this description then the homes would be offered to a Qualifying Person from a neighbouring parish and thirdly to any other rural parish in North Hertfordshire and finally to any Qualifying Person from the North Hertfordshire.

- 4.3.4 The Agreement would require no development to commence until the applicant has completed a freehold transfer of the site to an Affordable Housing Provider or entered into a legally binding and unconditional agreement with an Affordable Housing Provider to transfer the freehold interest to the AHP. None of the 8 dwellings should be occupied until all 8 have been transferred to an Affordable Housing Provider.
- 4.3.5 The S106 Agreement restricts the Shared Ownership housing to a maximum percentage of the property that could be purchased to 80%, so that the Affordable Housing Provider would own a minimum of 20%.
- 4.3.6 The Section 106 Agreement had not been submitted at the time Pirton Parish Council wrote its objection, or when the comments of local residents summarised above had been received. Following receipt of the S106 Agreement in December the Parish Council and Local Residents have been advised in writing and the information has been made available for viewing on the Council's web site. Any further comments received will be reported orally at the meeting.
- 4.3.7 Pirton Parish Council make reference to another site in the village that the applicant has developed, which they feel did not provide the expected affordable housing. The site is in Hambridge Way and 2 of the 12 proposed dwellings were proposed to be for shared ownership. However, this was not required by the Local Planning Authority as the dwellings lie within the Selected Village boundary and the number of dwellings did not exceed that which requires a proportion of affordable housing. A S106 Agreement was nevertheless entered into.
- 4.3.8 The S106 Agreement would also provide for planning obligations as required by Policy 51, and as listed below.
- | | |
|----------------------------|---------|
| Transport | £8,000 |
| Waste | £500 |
| Youth | £228 |
| Secondary Education | £11,234 |
| Library | £856 |
| Council's monitoring costs | £1,370 |
- Contributions were no required by all service providers.
- 4.3.9 I feel satisfied that the Section 106 Agreement would provide for the rural housing needs as set out in Policy 29. In these circumstances I feel that the proposal would be acceptable in the rural area beyond the green belt under part (ii) of Policy 6. It would also satisfy the Local Planning Authorities policy and supplementary planning document for planning obligations.
- 4.3.10 Neighbouring Residential Amenity
The application site is adjacent to 24 Holwell Road and 40 Royal Oak Lane. The nearest proposed dwelling would be 7.5 metres west of 24 Holwell Road and two stories in height. There would be no side facing windows. It would be approximately 45 metres from 40 Royal Oak Lane. I consider the proposed dwellings would be of a distance from the existing neighbouring properties such that no significant loss of privacy or other residential amenity would be caused to the occupiers.
- 4.3.11 There is some concern that pedestrians from the development would walk directly in front of the terrace houses 2 to 24 Holwell Road, causing a loss of privacy to the occupiers. However, such a relationship between pedestrians and dwellings hard onto the street is not unusual, and I consider could not form a sustainable planning objection.

4.3.12 Visual Amenities

The site is currently an open field with no hedge to the road boundary. The proposed dwellings would follow the existing pattern of development in the street, by fronting onto the road. They would be set further back from the road than the adjacent row of terrace houses by approximately 5 metres, providing a small front garden. The design of the houses would be simple and reflect that of the adjacent terrace houses in Holwell Road. The materials of Arlesey white brick and slate roof would reflect those of the adjacent dwellings too. I can see no objections to the appearance of the dwellings.

4.3.13 Highway considerations

Apart from the principle of the development and concern about the genuine intention to provide affordable housing, the next greatest concern of local residents seems to relate to highway matter, and this is the reason I have copied the comments of the Highway Authority as an appendix.

4.3.14 There is concern from the Parish Council and local people that the close proximity of the new access close to a sharp bend would cause highway danger. There is along straight road leading from Holwell to Pirton, then a sharp bend just before entering the village of Pirton. The bend has the effect of slowing traffic down when it enters the village and prevents traffic from speeding up on leaving the village until passed the bend. The speed limit at the bend coming into the village is 30 mile an hour. The bend would restrict views of traffic for those leaving the new development to approximately 43 metres from the access in an easterly direction. However, the Highway Authority considers this distance acceptable and raises no objections to the location of the new access.

4.3.15 With regard to visibility in the other direction, concern has been raised regarding cars that park on the road outside 2 to 24 Holwell Road obstructing views. The Highway Officer is aware of this concern and has taken into account that cars would be driving on the left, on the opposite side of the road to the new access and the presence of parked cars does not amount to an objection in Manual for Streets.

4.3.16 Another concern of some local residents is that whilst the application does include a pedestrian footpath to the front of the site along Holwell Road, there is no existing footpath along Holwell Road in front of 2 to 24 Holwell Road and the proposal would increase the number of pedestrians that would have to walk in the road here. It is felt the presence of parked cars may force pedestrians further into the road.

4.3.17 The Highway Authority is aware of the lack of footpath and the officer has drawn my attention to a lack of footpaths in rural areas being a common situation, and notes that Royal Oak Lane is without a path for most of its length. He feels this is not a sufficient reason to recommend refusal. The proposed number of parking spaces would be 2 per dwelling and would meet current standards. I can, therefore, see no sustainable highway objections to the proposed development.

4.3.18 The proposed number of parking spaces would be 2 per dwelling and would meet current standards.

4.3.19 Other matters

I am unaware of any nearby bridle path that would conflict with the proposal. I have no evidence that there is inadequate infrastructure. The proposal would not create a significant increase in traffic to justify withholding permission. The development would result in an increase in activity, including noise and lighting, but I can see no sustainable planning objections to the amount this development is likely to cause. The S106 Agreement would ensure, as far as practicable, that the social housing would go to local people, a 'qualifying' person would need to have a connection with the area in accordance with the list in the S106 Agreement.

4.3.20 The occupier of 24 Howell Road has ponds in her rear garden which contain newts, type unknown. She feels that the ecological survey submitted with the application is inadequate as it does not take this into account. The local planning authority cannot require such surveys to be carried out on private land which is not in the applicant's control. HBRC advise that the arable field is an unlikely habitat for Great Crested Newts and feels there would be little risk to them should they be present in the neighbour's garden.

4.4 **Conclusion**

4.4.1 The proposal, due to the requirements of the draft Section 106 Agreement, would provide housing to meet rural housing needs in accordance with Policy 29 and Policy 6. It would, therefore be acceptable in principle. The Agreement is in final draft form and is yet to be signed. Should Members be minded to grant permission this should be subject to the S106 Agreement first being signed. There are no other sustainable planning objections to raise to the development. I therefore, recommend that permission be granted subject to the following conditions, informatives and the Section 106 Agreement being signed.

5.0 Legal Implications

5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 Recommendation

6.1 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. 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.

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

4. Prior to the commencement of the development, landscape details shall be submitted to and approved in writing by the Local Planning Authority 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;
 - d) details of any earthworks proposed, including drawings showing the existing and proposed ground levels.

The landscaping scheme shall be implemented as approved, and 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.

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.

6. None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

7. Any tree felled, lopped, topped, uprooted, removed or otherwise destroyed or killed contrary to the provisions of the tree retention condition above shall be replaced during the same or next planting season with another tree of a size and species as agreed in writing with the Local Planning Authority, unless the Authority agrees in writing to dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

8. Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Table 1 in 'Trees in relation to Construction' (BS5837:2005), unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or

mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended no development as set out in Class(es) A and B 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 in retaining the properties as affordable housing.

10. The development hereby permitted shall not commence until the proposed access from the Holwell Road have been constructed to base course construction for the first 20 metres and the existing verge has been constructed to footway as identified on drawing 2009-48/PL101 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.

11. The development hereby permitted shall not be brought into use until the proposed access road and footpaths as identified on drawing 2009-48/PL101 have been constructed to wearing course and the join to the carriageway to Holwell Road 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

12. Before the access from the Holwell Road is first brought into use, vehicle to vehicle visibility splays of 2.4 metres by 43 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

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

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

14. The access road shall be 5.5 metres wide and the kerb radii shall be 6.0 metres, which shall be complete with tactile crossing feature.

Reason: To facilitate the free and safe flow of other traffic on the highway and the safety and convenience of pedestrians and people with a disability.

15. Construction of the approved development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include construction vehicle numbers/routing of construction traffic and shall be carried out as approved.

Reason: In order to protect highway safety and the amenity of other users of the public highway.

16. Prior to the commencement of development a Construction Method Statement shall be submitted to and approved in writing by the local planning authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement.

The Construction Method Statement shall address the following matters:

a. Off site highway works in order to provide access throughout the construction period, work shall be completed prior to the commencement of development, and reinstated as required; b. Construction and storage compounds (including areas designated for car parking); c. The Siting and details of wheel washing facilities; d. Cable trenches within the public highway that affect traffic movement of existing residents and highway users; e. Foundation works that affect traffic movement of existing residents and highway users; f. Cleaning of site entrance and the adjacent public highways and g. Disposal of surplus materials.

Reason: In the interests of highway safety, amenity and free and safe flow of traffic.

17. Prior to commencement of the development any Traffic Regulation Orders (TROs) that are required for the parking restrictions as part of improving the accessibility of the site must be secured in place, such as restricted parking along the frontage of the new development.

Reason: In the interests of highway safety, amenity and free and safe flow of traffic.

18. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation

5. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permitted.

19. The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under Condition 18.

Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permitted.

20. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 18 and the provision made for analysis and publication where appropriate.

Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permitted.

21. Site clearance, including the removal of hedges, trees and ground vegetation, will not take place during the period; 1st March to 31st August, unless otherwise agreed in writing with the Local Planning Authority and in which case the site shall be hand searched by an ecologist immediately prior (not more than 24 hours) before works start.

Reason: In the interests of protected species.

22. Bat and bird boxes shall be installed before the dwellings are occupied, to the following specifications.

- Schwegler 2H; Wren-Robin. 3 off.
- Schwegler 2SV; Starling (45mm entrance hole). 2 off.
- Schwegler 1B Blue Tit (26mm entrance hole). 2 off.
- Schwegler 1B Great Tit (28-32mm entrance hole). 2 off.

All boxes must be placed in appropriate locations:

- 2H, 3SV, 1B boxes in mature trees at a height of 3-5 metres, facing south-east.
- Boxes must be at least 5 metres apart to minimise competition.
- We recommend that two Cedar plus, House Sparrow boxes (Code 002113D) are fitted on the east facing wall of No. 8 new dwelling.

Bat Boxes.

- Two Schwegler Type 2F bat boxes fitted to mature trees in the eastern boundary and three Type 1FF boxes fitted to buildings on the site.

Reason: In the interests of protected species.

23. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: The site lies on an area of groundwater vulnerability. There is currently no information on the proposed method of foul water disposal. Without this information we are unable to assess the risk to groundwater.

24. Details of the enclosures for bins on waste collection days shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved.

Reason: In the interests of the visual amenities of the completed scheme.

25. Before the development hereby approved is commenced a management plan for the maintenance of planting outside a residential curtilage shall be submitted to and approved in writing by the Local Planning Authority. The planting shall be maintained in accordance with the plan.

Reason: in the interests of maintaining the appearance of the development.

Highway Informative 1

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 'A Guide for New Developments.' Before proceeding with the proposed development, the applicant shall contact the Development Team at the North and East Herts Area Office (telephone 01438 757800) to obtain their requirements on how to enter into a section 278 agreement for the associated road works as part of the development. This should be carried out prior to any development work is carried out.

Reason: To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the Public Highway.

Reason for Decision

The development hereby allowed would have no adverse effect on the principle of development within the rural area beyond the green belt, on neighbouring residential amenities, the visual amenity of the locality or on highway conditions in the vicinity of the site and, as such, would comply with the policies of the relevant development plan as summarised below.

North Hertfordshire District Local Plan No 2 with Alterations

Policy 6 - Rural Area Beyond the Green Belt

Policy 14 - Nature Conservation

Policy 16 - Areas of Archaeological Significance and other Archaeological Areas

Policy 29 - Rural Housing Needs

Policy 51 - Development Effects and Planning Gain

Policy 55 - Car Parking Standards

Policy 57 - Residential Guidelines and Standards

Highway Informative 2

It is advisable that all internal roads could be designed and build to an adoptable standard.

Highway Informative 3

Prior to commencement of the development the applicant is advised to contact the North and East Herts Highways Area Office (01438 757800) to arrange a site visit to agree a condition survey of the approach of the highway leading to the development likely to be used for delivery vehicles to the development. Under the provisions of Section 59 of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of traffic associated with the development. Herts County Council may require an Officer presence during movements of larger loads.