

ITEM NO:	
<u>Location:</u>	Land West Of 1 The Green Ashwell Road Newnham Hertfordshire
<u>Applicant:</u>	North Herts District Council
<u>Proposal:</u>	Erection of a terrace of 4 dwellings (2 x 3 bed and 2 x 4 bed) and new vehicular accesses onto The Green, associated car parking, landscaping and ancillary works.
<u>Ref. No:</u>	20/00970/FP
<u>Officer:</u>	Jo Cousins

Statutory Expiry Date

28 September 2020 – extension of time agreed with applicant.

Reason for delay:

Committee cycle to allow the application to be reported to Planning Committee.

Reason for referral to Committee:

The applicant is North Hertfordshire District Council.

1.0 Policies

1.1 North Hertfordshire District Local Plan No. 2 with Alterations (Saved Policies)

Policy 6 – Rural Areas beyond the Green Belt
 Policy 14 – Nature Conservation
 Policy 16 – Areas of Archaeological Significance and other Archaeological Areas
 Policy 26 – Housing Proposals
 Policy 55 – Car Parking Standards
 Policy 57 – Residential Guidelines and Standards

1.2 Emerging Local Plan 2011 – 2031

Section 2 – Strategic Policies

SP1: Sustainable development in North Hertfordshire
 SP2: Settlement Hierarchy and Spatial Distribution
 SP5: Countryside and Green Belt
 SP6: Sustainable Transport
 SP8: Housing

SP9: Design and sustainability
SP11: Natural resources and sustainability
SP12: Green infrastructure, landscape and biodiversity
SP13: Historic environment

Section 3 – Development Management Policies

D1: Sustainable design
D3: Protecting living conditions
D4: Air quality
NE1: Landscape
NE4: Protecting open space
NE11: Contaminated land
T1: Assessment of transport matters
T2: Parking
HE1: Designated heritage assets
HE4: Archaeology

1.3 National Planning Policy Framework 2019

Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 9: Promoting Sustainable Transport
Section 6: Building a strong, competitive economy
Section 11: Making effective use of land
Section 12: Achieving well-designed places
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

1.4 Supplementary Planning Documents

Vehicle Parking Standards at New Development (2011)
Design

2.0 Site History

2.1 None relating to this site.

3.0 Representations

3.1 **Local Neighbours/Residents** – The following objections were received from local residents at **Newnham Manor Farm** and **Old School House**, Caldecote Road:

1. The proposed development will impact significantly upon neighbouring properties and the character of the green.
2. The addition of 4 new houses with associated car parking is excessive in such a small village setting and will diminish the privacy and green space currently available to residents. We do not necessarily oppose to any building in that area but have serious concerns at what is proposed.
3. The green is an integral part of our village and it would be a shame to spoil it.

3.1.1 The occupier of **5 The Green** has made neutral comments in respect of the scheme as follows:

1. The existing dwellings all have matching gable end windows facing the Green. The proposed houses only have three pane windows at first floor rather than four on the existing houses. It would look better to match.
2. Services cross the site and will need to be moved/re-sited to accommodate the proposal (surface water drains, water supply, sewer pipes and electricity cables).
3. Entry into the Green from Caldecote Road is tight, and the road surface is in need of repair.
4. Can the sewer system cope with new dwellings.
5. The existing houses on the Green are celebrating their 100 year Anniversary and we welcome this new homes proposal to complete The Crescent.

3.2 **Caldecote and Newnham Parish Council** – make the following comments:-

“Having reviewed the plans and submission, the Parish Council has asked me to say that they have no objections to the application. However, they would comment that the plans appear to significantly reduce the garden area in front of Number 1, The Green and they should like this to be reviewed and sufficient car parking space made available in front of Number 1.

It has been commented that 2 houses might be better than 4 so as to keep the invaluable green space in the middle of the village.

It is important to the community that the development is in keeping with the other properties around the Green both as regards scale and finish. On balance I see no objection to the design of the scheme. This said I consider that it would be appropriate to condition materials. Given that this is a conservation area, we would not wish to see any expansion of these submitted plans without a further opportunity to review.”

3.3 **Herts and Middlesex Wildlife Trust:**

Suggest the provision of Bat and Bird boxes at the development should be secured by a condition.

3.4 **Hertfordshire Highways:**

Does not wish to restrict the grant of permission subject to conditions relating to: Construction traffics and management plan; Access provision; Provision of visibility splays; Provision of cycle parking.

3.5 **NHDC Environmental Protection Officer (Air Quality):**

Recommend an EV Charging Infrastructure condition and an informative.

3.6 **NHDC Environmental Protection Officer (contamination):**

Recommends a land contamination condition.

3.7 NHDC Environmental Protection Officer (noise):

Recommends informatives regarding the demolition and construction phase of the development.

3.8 NHDC Waste Officer: Provides guidance and recommendations on waste and recycling collection provision within the site which are included as an informative.

3.9 Hertfordshire Historic Environment Advisor (Archaeology):

Advises that the site has potential to contain archaeological remains, and since it appears to have remained undeveloped during the later post-medieval and modern periods any such remains that may be present may be well preserved. The proposed development is such that it should be regarded as likely to have an impact on heritage assets of archaeological interest and suitable provision should therefore be secured via the imposition of conditions.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a land parcel of 0.21 hectares on the north side of The Green and to the east of Caldecote Road in Newnham. Adjacent land to the north-east and west is in residential use with the properties 1 Caldecote Road and the terraces of 1 to 4 and 5 to 8 The Green. Land to the rear boundary is agricultural and under cultivation. The site sits to the rear of the access road to dwellings at The Green which benefits from a grassed amenity area containing trees that separates it from Newnham Road. The application site is a flat area of informal amenity grass owned and maintained by the Council with boundaries made up by mature trees and hedges with an open frontage to The Green. The site is visible in views entering the village from Newnham Road. The east and west boundaries are comprised of a hedge/vegetation.

4.1.2 The character of the wider locality is of loose knit residential dwellings and farm buildings along Caldecote Road and Ashwell Road surrounded by agricultural land. The site is within a Conservation Area, and the Rural Area beyond the Green Belt.

4.2 Proposal

4.2.1 Planning permission is sought for the erection of a terrace of four 1.5 storey dwellings and the associated change of use of the land to residential. The application site measures approx. 68 metres deep by 23 metres wide at the road frontage widening to 43 metres at the rear boundary. An area to the side adjacent to Caldecote Road, also owned by the Council, is excluded from the application site. This area contains trees and would maintain a green buffer zone to the highway boundary. The proposed terrace would be positioned back from the highway boundary by approx. 23 metres to allow for the provision of access points to serve each dwelling leading to two parking spaces per unit and grass lawn areas.

4.2.2 The dwellings would have a footprint a maximum of 11.9 metres deep by 30.7 metres long with a ridge height of 8.2 metres (dimensions are approximate). Two of the

dwellings would have three bedrooms, with the other two (outer units) having four bedrooms. The dwellings would be of a traditional style and design picking up features on the two existing terrace blocks at The Green, such as window pattern, flat roof dormers, gable ends to outer units and low eaves to the inner units and chimneys. The dwellings would have tiled roofs with brick and rendered walls again to reflect the existing terraces here.

4.3 Key Issues

4.3.1 The key material planning considerations are as follows:

- ☐ Whether the principle of the development is acceptable
- ☐ Conservation Area assessment
- ☐ Character and appearance, siting and design issues
- ☐ Impacts on neighbour amenity
- ☐ Future living conditions
- ☐ Highway, access layout and parking
- ☐ Trees and landscaping
- ☐ Ecology
- ☐ Archaeology
- ☐ Environmental matters and climate change

4.3.2 Principle of the development

4.3.3 The site is in the Rural Area Beyond the Green Belt. Policy 6 of the adopted 1996 Local Plan sets out what types of development would normally be allowed in the rural area, with the aims of the Policy being the protection of the countryside. The proposal could be considered an infill plot as it lies within the core of the settlement, however it would not comply with of Policy 6 as the proposal is for more than a single dwelling. Furthermore the application is for market housing and would not therefore comply with other criteria within this Policy.

4.3.4 The adopted Local Plan is however relatively old, with local and national planning policies having changed and evolved since its 1996 adoption. The emerging Local Plan (ELP) is now at an advanced stage towards adoption, having gone through a public examination process and has had Modifications published (November 2018), which were released for public consultation which ended in April 2019. Further hearing sessions in March 2020 were postponed and it is impossible given present circumstances due to COVID-19 to give any indication as to when adoption can be anticipated. This may affect the weight given to the Emerging Plan in relevant decisions. Notwithstanding this point, none of the Inspector's various queries affect the key land-use policies of the emerging plan that are most relevant to this proposal.

4.3.5 The ELP can in my view be given moderate weight and is a material consideration. The ELP in Policy SP2 classifies Newnham as a Category B village. Policy SP5 states that the Council will operate a general policy of restraint in the RA through the application of its detailed policies. Policy CGB1 states that planning permission will be granted where development complies with a stated criterion, in this case the proposal meets criteria (a). being an infill plot within the built core of a Category B village.

The proposal is considered to comply with the relevant policies in the ELP which is given moderate weight, due to the advanced stage the ELP has reached towards its adoption with regard to the requirement for further hearing sessions.

4.3.6 The NPPF is a material consideration which is also given weight. The ELP is considered consistent with the NPPF by implication due to the stage that has been reached towards adoption. Taking the above into consideration, there are no objections to the principle of the development of the site for residential development when assessed against the ELP, however the proposed use of the site for residential development is not acceptable in principle when assessed against the adopted Local Plan.

4.3.7 Paragraph 11 d) of the NPPF states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless i. or ii. are complied with.

4.3.8 Part i. of 11 d) refers to 'the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed', which in footnote 6 includes designated heritage assets being the Newnham Conservation Area in this instance. Paragraph 11 d) i. is engaged in light of the Council not being able to demonstrate a five-year supply of deliverable housing sites and the location of the site within a Conservation Area.

4.3.9 The proposal is not considered harmful to the significance of the Conservation Area as a designated heritage asset, as discussed in the paragraphs below, therefore this application has to be assessed according to whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits of delivering new homes, when assessed against the policies in the NPPF taken as a whole. This final assessment will be set out at the end of this report.

4.3.10 Conservation **Area assessment**

4.3.11 As stated, the site is within a Conservation Area, a designated heritage asset. Great weight should be given to the asset's conservation, as set out in section 16 of the NPPF. The Newnham Conservation Area Appraisal 2008 is a material consideration as it broadly follows Heritage England's guidelines and plays a key role in ensuring that changes within the conservation area preserve or enhance its special character or appearance. The Appraisal states:

"To the west of no.1 The Green is an area of land that is neutral. In conservation terms, if the site remains 'open' the church in the distance will remain in view, whereas, if appropriately developed, a scheme would balance the two existing terraces on the north side of The Green. The properties looking onto The Green are distinctive and provide sufficient design cues for what may be acceptable, for instance, most of the buildings are 1 ½ storey, rendered with plain tiled roofs, dormer windows and forward facing gables."

4.3.12 The site remains wholly undeveloped but does have a frontage to the vehicular access at The Green. The proposal would not involve the loss of vegetation to achieve the scheme. Whilst clearly having an urbanising effect on this site of open land with the dwellings being visible to the adjacent road network, the proposals could be seen to complete the crescent of development here by mirroring the two existing terraces of dwellings. This would be in contrast to its undeveloped character, which is a gap between existing development and the highway in the core of this settlement. The proposal in my view follows the guidance in the Conservation Area Appraisal. It is therefore considered that developing the site would result in less than substantial harm to the significance of the Conservation Area due to the form of the development and its urbanising effect on land which is limited due to the constraints of the site area.

4.3.13 Less than substantial harm should therefore generally be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use. The principle benefit is that the development would approve four new dwellings on land that can be relatively easily developed, resulting in an improvement to the District's housing land supply position. On the scale of 'less than substantial harm', the amount of harm is considered to be at the lower end of this continuum, and it would not indicate a clear reason for refusal by itself in my view. In the wider context of the locality including the Conservation Area, the development of the site for residential and the type and quality of the dwellings proposed is considered wholly acceptable. The development of the site for housing can also be viewed as being a more optimal use for the land given the District's housing land supply position, with weight also given to the proposal to remove the site from the Rural Area in the emerging Local Plan. Overall, as set out above and in this report as a whole, the public benefits are considered to outweigh the relatively small harm to the Conservation Area.

4.3.14 Character and appearance, siting and design

4.3.15 The application site is undeveloped, however it is located within the core of the settlement and has existing residential development to either side. Given the surrounding residential development in close proximity to the site, and the existing arrangement of terraced dwellings at The Green I consider the site capable of accommodating new residential development in the form proposed. I consider the density and number of dwellings would not be excessive for the site when compared to existing nearby residential development.

4.3.16 The dwellings would be approximately 23 metres back from the highway at The Green and separated from Caldecote Road by the tree buffer strip retained in Council ownership. The site is visible in approaches to the village, but this would be softened by the trees on the green area to the front of The Green. Therefore, I do not consider that the development would appear visually dominant within the street scene. The dwellings would be set back from the other boundaries of the site and would be of a very similar scale to the existing dwellings at The Green in terms of footprint, size and height, completing the western block of the crescent. Therefore, it is not considered that the development would appear cramped within the site and locality and would relate acceptably to the character and appearance of the area.

4.3.17 No smaller units of two bedrooms or less are proposed. However, larger dwellings at a lower density are more characteristic of the immediate locality. Given that the scheme reflects the existing development at The Green and provides four dwellings I consider that the mix of 3 and 4 bedroom units proposed is acceptable for this site in this location.

4.3.18 The overall design and external materials of the dwellings are proposed to reflect the existing terraces Arts and Craft origins with tiled roofs and rendered walls. This is considered an acceptable approach to the design and finish that as previously stated in my view completes the crescent of development at The Green. Samples or details of the external materials to be used would be requested by condition if permission was to be granted. It is not considered that permitted developments should be removed by condition given that they would be limited by virtue of the site being within a Conservation Area.

4.3.19 For the reasons above the proposed development is considered to be of an appropriate scale, layout and design that would not harm the character and appearance of the locality and the significance of the Conservation Area.

4.3.20 **Neighbour amenity**

4.3.21 The application site sits to the side of the terrace of dwellings 1 to 4 The Green and has the properties 1 and 2 Caldecote Road to the rear, side boundary at more than 30 metres distant. Other nearby dwellings are the other terrace 5 to 8 The Green and The School House on Caldecote Road and dwellings on Ashwell Road where they are separated from the site by highways and the curtilages of other properties and are considered sufficiently far away to avoid loss of amenity being caused.

4.3.22 No. 1 Caldecote Road is located to the north of the site and has a boundary that adjoins the western boundary of the site, which presently comprises a hedge. The dwelling is more than 30 metres distant from the rear walls of the proposed dwellings but it is noted that they do have a side allotment garden running alongside plot at a closer distance. However, with the maintenance of the hedges, trees and additional planting the relationship is considered to be acceptable here to safeguard the private amenity areas associated with the dwellings. I consider they would be sufficiently far away to avoid loss of light, overshadowing and overbearing impacts.

4.3.23 In addition the proposed dwellings have been carefully sited so as to minimise any adverse impact upon the neighbouring terrace and in particular 1 The Green. No windows are proposed in the first-floor side elevations thus ensuring privacy is maintained. The front of the proposed terrace is aligned with the front wall of 1-4 The Green so as not to infringe privacy in rooms at the front of this adjacent terrace. Equally this has the benefit to the rear as the walls are sufficiently angled to safeguard privacy in rear gardens. The careful position of the terrace also aids light issues with No1. The Green to the east with a minimum gap to the boundary of approx. 2 metres to the front widening to approx. 6 metres at the rear.

4.3.24 Impacts on residential amenity are therefore considered acceptable.

4.3.25 Living conditions of future occupants

4.3.26 The proposed dwellings would be located such that they are considered to receive adequate outlook and light for their main habitable rooms and their private rear gardens. The rear gardens would be a minimum of 8 metres wide and 23 metres in length which would provide sizable, quality private amenity space. Means of enclosure has been specified on the landscaping plan with areas of fencing and hedging indicated. Internal fencing has not been specified but can be secured by a condition requiring these details.

4.3.27 The dwellings are sited such that they would not appear overbearing or cause loss of light to their potential occupants. Living conditions for future occupiers are therefore considered to be acceptable.

4.3.28 Highways, access layout and parking

4.3.29 The County Council highway authority has not objected to the proposal, subject to requesting conditions relating to the provision of a Construction Management Plan, Visibility splays and access provision and cycle parking.

4.3.30 The visibility and access provision conditions and requirement for a Construction Management Plan are considered reasonable for the development proposed. With regard to cycle provision it is noted that the forms state one space per dwelling is to be provided, but this is not included on the plans. In accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018), the developer would need to provide at least one cycle parking space/store within the development site per dwelling. The agent has confirmed that the cycle provision will be provided via sheds to each dwelling and that this can be covered by the recommended condition.

4.3.31 The Highway Officer has noted that the proposal creates several vehicular access points which is far from ideal. He has suggested that a central access point in the middle and four sets of parking spaces either side may be better. However, due to the scale of the development and nature of the site no objection is formally raised. I have looked at this matter in the wider benefit and would on balance concur with the view that the parking provision as proposed is acceptable and note that it is commensurate with provision elsewhere at The Green.

4.3.32 The dwellings are three and four bedroom units. The Council's 2011 parking standards SPD require each dwelling with two or more bedrooms to have a minimum of 2 parking spaces. All dwellings meet these standards. Furthermore the parking spaces meet the standard set in Manual for Streets in paragraphs 8.3.48 to 8.3.54 sets out minimum dimensions for parking spaces perpendicular to a highway of 4.8m by 2.4m.

4.3.33 With regards to impacts on the public highway, the layout of the site and parking provision, the proposal is considered to be acceptable.

4.3.34 Landscape and trees

4.3.35 The site contains a small number of trees within it, with a larger number of trees and other vegetation on or close to its boundaries and a small distance outside the site. There are no substantial losses to vegetation to enable the development. The site would be enhanced by new planting to reinforce boundaries and provide a net gain to biodiversity. The landscaping provisions can be satisfactorily secured by the imposition of conditions.

4.3.36 The trees remaining within the site would not be affected by the proposed development but can be appropriately safeguarded through a condition. It is considered that there would be an acceptable balance of hard and soft landscaping and that the details indicated on the submitted landscape plan are of a sufficiently high quality for this Conservation Area location.

4.3.37 Ecology

4.3.38 The application does not trigger any specific issues relating to ecology or wildlife. The comments received from the Herts and Middlesex Wildlife Trust are noted and I would concur with the view that a scheme for ecological enhancement could be satisfactorily secured via the imposition of a condition

4.3.39 Archaeology

4.3.40 The location is in an Area of Archaeological Significance identified in the Local Plan. This denotes the medieval core of Newnham, a small village with a moated medieval manorial site (Manor Farm), the adjacent medieval parish church, and buildings lining Caldecote Road and Ashwell Road. The manorial estate is recorded in Domesday as 'Neuham'. No archaeological remains are known in this vicinity due to no investigations having been carried out in this part of the village. The site is in the core of the village, in a topographically suitable location for settlement, and close to the junction of the historic, medieval or earlier routes to Ashwell and Caldecote.

4.3.41 The County Council Archaeologist has advised the imposition of conditions. The recommendation is reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. I believe that this recommendation closely follow the policies included within Section 16 of the National Planning Policy Framework and is in accordance with Policy 16 of the current local Plan and Policy HE4 of the ELP. In this case the three appropriately worded conditions advised would be sufficient to provide for the level of investigation that this proposal warrants and safeguard potential archaeological interests on the site.

4.3.42 Environmental matters and climate change mitigation measures

4.3.43 In response to consultation the Councils Environmental Protection Officers have not raised any concerns relating to the development that cannot be adequately covered by the imposition of conditions and informatives relating to Land Contamination, noise and nuisance and air quality.

4.3.44 The application Design and Access Statement includes sustainability details to confirm that proposal would provide energy efficient standards of construction, services and lighting. These would conform with the energy efficient Building Regulation requirements. In addition sustainable water usage and the provision of electric vehicle charging and cycle parking assist with climate change mitigation. The dwellings would be designed as lifetime homes to give adaptable and accessible accommodation. Overall the proposals meet the aims of Policy D1 'Sustainable Design' of the ELP. Members will note that recommended condition 10 requires the provision of cycle storage on site and recommended condition 12 requires standard EV charging points for each dwelling as part of this proposal.

4.4 Planning Balance and Conclusion

4.4.1 The Local Planning Authority cannot demonstrate a 5-year supply of housing land as required by the NPPF. The April 2019 monitoring report shows that North Hertfordshire has a 1.3-year land supply for decision making purposes. Further housing permissions have been granted since that time, however, decision makers must have regard to the broad magnitude of the five-year supply position short-fall. Appropriate weight should be given to the provision of four dwellings on this site.

4.4.2 I do not consider that the proposed development would harm the significance of the Conservation Area as a designated heritage asset which the site is within, therefore permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of delivering new homes. Appeal decisions have confirmed that the degree of deficit below the five year supply figure is also material, in that the benefits of delivering new homes with a significant deficit must be given more weight in the planning balance than would be the case if the deficit was only just below five years.

4.4.3 All development proposals must achieve the three strands of sustainable development as set out in Section 2 of the NPPF (i.e. the economic, social and environmental objectives). In this case the development would assist the local economy in providing construction jobs in the short term and jobs within the service sector in the longer term. Moderate weight could be attached to this economic benefit. In social terms the proposal will deliver 4 additional dwellings that will contribute to the Council's housing supply and provide well-designed dwellings that meet life-time homes objectives that will be supportive of the communities social and general well-being. I attach significant weight to these benefits.

In terms of the environmental objective, there is the potential for net biodiversity gain and the sustainability statement advises that the development can minimise waste and pollution and be adaptive to climate change and the move to a low carbon economy. I

attach significant weight to these environmental benefits. The adverse impacts from the proposed development could be said to be the loss of the informal open green space.

- 4.4.4 The Examination Inspector dealing with the emerging Local Plan has not questioned the designation of Newnham as a Category B village. Given the above analysis, on balance I conclude that the limited adverse impacts of the development are significantly and demonstrably outweighed by the benefits and therefore will achieve sustainable development as required by the National Planning Policy Framework.

4.5 **Alternative Options**

- 4.5.1 None applicable.

4.6 **Pre-Commencement Conditions**

- 4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

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 and informatives:

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. Details and/or samples of materials to be used on all external elevations and the roof of the development and the exterior hard surfaces, 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.

4. Prior to the commencement of development a vegetation/tree protect plan shall be submitted and approved in writing by the Local Planning Authority to show how existing vegetation, due for retention, will be protected during construction. The approved plan shall be implemented on site unless otherwise agreed in writing by the Local Planning Authority.

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.

5. The landscaping details illustrated on drawing PL06 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. Prior to occupation of the approved development, plans and details of proposed bat and bird boxes shall be submitted to the Local Planning Authority and approved in writing. The development shall be carried out in accordance with these approved details and maintained as such in perpetuity.

Reason: In the interests of ecology.

7. Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan drawing number (PL03 Rev- B) in accordance with the highway specification as Setout in Roads in Hertfordshire. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018)

8. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority, in consultation

with the Highway Authority. This should be based on the Hertfordshire's Construction Management Template available from <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx#managementplans>

The development shall be carried out in accordance with the approved Construction Management Plan.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

9. Concurrent with the construction of the new access, visibility splays of 2.4 metres 25 metres should be provided in both directions onto The Green at the access point (which will also achieve the necessary footway visibility splays), and permanently maintained as such, within which there should be no obstruction to visibility between 600mm and 2 m above the carriageway level.

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) and Roads in Hertfordshire, Section 4, 2.3

10. Prior to commencement of the development hereby permitted a scheme for the parking of cycles including details of the design, level and siting of the proposed parking shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018).

11. (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.

12. Prior to occupation, each dwelling shall incorporate one Electric Vehicle (EV) ready domestic charging point and it shall thereafter be retained.

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.

13. 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 and methodology of site investigation and recording as suggested by the evaluation results
 3. The programme for post investigation assessment
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. 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.

14. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (13)

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.

15. The development shall not be occupied/used 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 (13) 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.

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.