

Location: Land at Turnpike Lane and Adjacent to 4 Manor Close  
Turnpike Lane  
Ickleford  
Hertfordshire

Applicant: Mrs Grainger

Proposal: Erection of five dwelling houses in association with a new access spur from the Lodge Court, on-site parking, landscaping (inclusive of new trees), formation of a pedestrian footpath and designated communal open space. (Amended plans received 22/06/20 and 07/12/20).

Ref. No: 20/00891/FP

Officer: Anne McDonald

**Date of expiry of statutory period :** 22.06.2020

### **Submitted Plan Nos**

Location plan P01 P02 P03 P04E P05 T01A T02A TS18-25D

#### 1.0 **Site History**

1.1 Application 18/02785/FP proposed 7 dwellings including the widening of the existing access road, creation of new pedestrian footpath and vehicular access road and garages. This application was withdrawn on 28/01/20.

#### 2.0 **Representations**

2.1 **HCC Highways** – no objection subject to condition and an informative.

2.2 **HCC Archaeology** – the site is located directly adjacent to an Area of Archaeological Significance, which covers the historic core and immediate surrounds as Ickleford was a medieval village. The proposed development area is adjacent to the course of the Icknield Way (now Turnpike Road). This is an ancient routeway running along the Chiltern Ridge from Wilshire to East Anglia. Parts of it were in use in the Roman period. Prehistoric, Roman and later settlement remains can be found clustered along the Icknield Way to the east and west. There is also the potential at this location for medieval remains, given the proximity of the site to the medieval core of the village. Therefore, an archaeology condition is recommended.

- 2.3 **HCC Hertfordshire Ecology** – Hertfordshire Environmental Records Centre does not hold any record of notable ecological significance for the proposed development site but the presence of the adjacent plantation woodland (an example of Habitat of Principle Importance under S41 of the NERC Act) and that ‘Cadwell Marsh and Burymead Springs’ Local Wildlife Site and a number of known bat roosts nearby suggest a landscape of some ecological significance. Though the proposed development site itself does not appear to support notable ecological interest, the presence of the adjacent woodland and likelihood of bats foraging or even roosting on or adjacent to the site strongly suggest that the Council does not have the information at hand to determine this application at this point in time. Therefore, prior to determination, the application should be encourage to commission a Preliminary Ecological Appraisal. (Officer note – this has not been submitted and HCC Ecology has been re-consulted on this documents. Any update will be presented at the Planning Control Committee).
- 2.4 **HCC Lead Local Flood Authority** – as this is a minor application we do not provide comments. However, we would recommend a condition requiring a surface water drainage strategy for the site. (Officer note – HCC LLFA has been consulted to ask for appropriate conditions regarding this matter. Any update will be presented at the Planning Control Committee).
- 2.5 **NHDC Environmental Health** – no objection subject to informatives regarding building hours and following the appropriate Code for Practice.
- 2.6 **NHDC Environmental Protection** – no objection subject to conditions requiring EV charging points and land contamination investigation and repair / removal works if needed.
- 2.7 **NHDC Planning Policy** – makes the following comments:
- the site is vacant land on the southern edge of Ickleford. The current Local Plan designates the site as Green Belt and beyond the Ickleford settlement boundary. However, the emerging Local Plan removes the Green Belt designation, which is activated by the emerging Policy SP5 part a. ii, and instead designates the site as white land within the Ickleford settlement boundary.
  - The North Hertfordshire Green Belt Review (July 2016) outlines an assessment of the site and identifies that the Green Belt in this location makes a moderate contribution to Green Belt purposes as it helps to prevent sprawl north of Hitchin.
  - The application impacts on Ickleford Conservation Area and five grade II listed buildings, which lie to the north east of the site. Emerging Policies SP13 and HE1 relate to heritage assets and largely reflect national policies.
  - In line with Policy 57 of the current Local Plan, Guideline 1 stipulates that special account should be taken where the site is located at the edges of towns or villages and within or adjoining Conservation Areas.
  - The site is identified as Site 328 in the Ickleford Heritage Impact Assessment, which was prepared as evidence for the Council’s emerging Local Plan. This outlines that this site can be developed with minimal impacts upon the significance of the heritage assets.
- 2.8 **NHDC Landscape and urban Design** – makes observations on the scheme including:
- Although plots 1 – 4 are pulled further way form the existing western boundary vegetation, which is welcomed, the properties form a straight building line which given the impression of a suburban street rather than a small development on the edge of a village.

- The communal open space in the north-east corner provides a landscape setting of Ickleford Conservation Area and the listed building and creates a buffer between the proposed dwellings and the properties on Manor Close. However, it is not clear why the houses are not grouped around the open space to create a more informal layout with the green area as the focal point for the development.
- It is not clear why plot 4, the two bedroom house, has the largest garden and its parking is located by the visitor parking.
- The layout of the access road gives the impression that it could continue south across the site boundary giving access onto the adjoining land.
- There is too much hard surfacing on the site. If the houses were grouped differently this could be reduced.
- Hard surfacing and landscaping details have not been included for consideration.

2.9 Following the receipt of the amended site layout plan P04E, the Landscape Officer comments that the reduction in the amount of hard standing in the frontages of plots 1 – 3 and the increased amount of planting across the site is welcomed but the objections to the linear layout still remain.

2.10 **Ickleford Parish Council** – objects for the following reasons:

- Prematurity – the PC objected to the inclusion of this site within the settlement boundary during the EiP of the Local Plan. The developers assume that the Local Plan is a foregone conclusion but it is a far from conclusive outcome. The Planning Inspector’s recent decision reject the application for the development of ETF2 in Pirton, in part, on the fact that the proposed development lay outside of the settlement boundary. Until such a time of the Local Plan Inspector approves the emerging Local Plan this development site remains outside the Ickleford Settlement boundary.
- 2016 SHLAA – this site was revised then and classed as ‘does not meet the tests in the SHLAA’ due to the reasons of it being a small plot of undeveloped land rear of the existing properties on Manor Close and the access would need to be taken from Lodge Court, leading to a potential impact on the setting of the Listed Buildings and Conservation Area.
- The site is laid out to the detriment of the neighbouring houses and are not in keeping with the surroundings. The dwellings are very similar and lack character and individuality. No consideration has been shown to the site’s location or its surrounding development. There would appear to have been little account taken of the Ickleford Conservation Area Character Statement and the need for any proposed dwellings to blend well with the surroundings.
- The proposed dwellings have large windows and will overlook nearby homes.
- Object to the mature trees being felled.
- If cars are parked on the access road refused trucks will not able to get through.
- No consideration has been given in the application to the impact on the setting of the Conservation Area.
- The area is Green Belt and is not needed for housing as other sites in the Local Plan are allocated to meet the Council’s housing target.
- No consideration has been given to local ecology and there is the presence of badgers, foxes, bats and deer on this land. There is a decline of many species and simply adding bat boxes on the completed development does not address this very serious ecological concerns.
- No consideration has been given to local archaeology.
- We are concerned that this development could lead to flooding in Manor Close after a heavy downpour in the lower lying Manor Close.
- There is insufficient parking.

- Insufficient thought has been given to the access onto the very busy and relatively narrow Turnpike Lane. Whilst there is a pavement in the development, no consideration is given to how pedestrians will cross the road at this point.
- We note that at 5 houses this is below the Anglian Water threshold of 10 houses to comment on the application. However, the Victorian pipes in the village already cannot cope and the houses at either end are plagued by the back up of sewerage and waste / rainwater. We are very concerned this development will add to and exacerbate this problem.

2.11 **CPRE Hertfordshire** – we continue to object to the application as the site is Green Belt land outside of the village boundary. No case of very special circumstances is proposed because the Council has proposed to adjust the settlement boundary and to remove the site from the Green Belt in the submission Local Plan so the applicant presents no further justification for the development. The site is adjacent to the Conservation Area and the design of the properties is mundane and seems poorly related to the grain of the older village and driven by the aim for detached dwellings with on plot parking. The sub-station imposed amidst the street trees of Turnpike Lane is also poor.

2.12 **Neighbour notification** - The application has been advertised with a site notice and neighbour notification letters. Replies have been received from 19 households. All object. Key points raised include:

- the site is Green Belt and should not be built on;
- there are no exceptional circumstances to allow this development;
- the land is a greenfield site;
- the development is totally unnecessary and will blight the adjacent heritage area;
- I object to the loss of the trees and the loss of the area for wildlife and the impact on wildlife this will have;
- the green areas in the village are rapidly disappearing. Turnpike Lane has had two developments in the past three years. Packing more houses into the centre of the village is not fair on the residents of the environment;
- the road is narrow and hard to cross. Having more pedestrian, families and children walking along here and more cars on the road and turning on and off the road will be a danger;
- this is next to the Conservation Area and listed building at Lodge Court and will impact their setting. The site is part of the old Ickleford Manor grounds and should continue to be protected;
- plot no.5 overlooks the house and garden of no.4 Manor Court and will compromise our privacy;
- plot 5 will block the west-facing aspect of no.4 Manor Court and will significantly reduce sunlight amenity;
- there are no positives from the development to outweigh the harms it will have;
- these houses are not needed in the village given the re-development of the Bowman's Mill site;
- the local sewerage system is already at capacity;
- my driveway is opposite the Lodge Court turning and my vehicular access both to and from my property will be compromised by the addition of multiple vehicles;
- if this is granted there will be more applications to be built on the open space area in the development;
- 12 mature trees have already been felled on the land and they also propose to fell a 100 year old lime tree;

- the noise from Bowman's Mill will have adverse harm on the new dwellings which are sited much closer than I am.

2.13 The application is called in to committee by Cllr Sam North on the basis that the site is Green Belt, the development of it is not sustainable, the proposal is not in keeping with local character, it will cause the expansion of the village and is the over development of the site

### 3.0 **Planning Considerations**

#### 3.1 **Site and Surroundings**

3.1.1 The application site is land on the south side of Turnpike Lane to the west of Lodge Court and Manor Close. The land is currently outside of the village boundary for Ickleford, and is part of the Green Belt. The land, formerly, was part of the grounds of Ickleford Manor house which lies to the east of Lodge Court. The neighbouring buildings, Waltham Cottage and numbers 3 – 6 Lodge Court are all listed buildings and Waltham Cottage is within the Ickleford Conservation Area. The vehicle access for Lodge Court cuts through the northern part of this site, although this is set back from the road with a belt of mature trees between the access lane and Turnpike Lane itself which are covered by a blanket TPO, which also extends along Turnpike Lane to the west. The land is fenced but is open paddock land in character with mature trees around the boundaries of the site and some within it. Although, as noted from the neighbour comments, 12 mature trees on the site were felled prior to the application being submitted.

#### 3.2 **Proposal**

3.2.1 This is a full planning application for the residential re-development of the land with five dwelling houses. The houses are all two storey, detached houses, although plots 2 and 3 are linked by garages adjoining on the boundary line between the two houses. Plot 1 at the front of the site is the largest. This comprises a hallway with w.c., study, lounge, utility room and kitchen / dining / family room at ground floor with four bedrooms, one with an en-suite and one family bathroom, at first floor level.

3.2.2 Plots 2 and 3 are in the centre of the site, and are three bedroom houses with a hallway with w.c., a front to back lounge and kitchen / dining room with separate utility at ground floor and three bedrooms, one with and en-suite and one family bathroom at first floor level.

3.2.3 Plots 4 and 5 are both detached two bedroom houses. Both have a hallway with w.c. and then an open plan lounge / kitchen / dining room at ground floor and two bedrooms and two bathrooms at first floor level.

3.2.4 The plans show that plots 1 – 4 are to be positioned in a 'street' with the front elevations facing on to the internal access road which is to run roughly north – south through the centre of the site, with their rear elevations and gardens extending to the west boundary of the site. Plot 5 is positioned in the south-east corner of the site with an area of open space on the east side of the internal access road in front of plot 5 adjoining Lodge Court at the front of the site. Even though the site contains the access for Lodge Court and the belt of the TPO trees at the site frontage with Turnpike

Lane, the development area of the site is to the south of the existing Lodge Court vehicle accessway.

3.2.5 Plots 1, 2 and 3 have both a garage and on plot parking, plot 5 has tandem style on plot parking, whilst plot 4 has no on plot parking with three parking bays next to this plot on the south side boundary. Two are allocated parking spaces for plot 4 and one is a visitor space. There is also a further visitor parking area in front of plot 5 to the rear of the area of open space. Each house has a private rear garden, a front garden area and solar panels on its rear roof slope.

3.2.6 A number of documents have been submitted in support of the application. These are: Design and Access Statement; Planning Statement; Transport Statement; Arboricultural Impact Assessment; Energy and Sustainability Statement; Ecology Statement, Landscaping details; Response to NHDC Landscape Design Officer comments and Highways Technical Note. Key points from the DAS and Planning Statement in support of this application are:

Design and Access Statement:

- the development site is 0.45 ha of land;
- the village amenities include three pubs, a store, a hair and beauty salon, primary school, church, sports and recreation club and a village hall;
- the designation of the site is Green Belt however the site has been identified as land to be removed from the Green Belt designation under the emerging Local Plan 2011 – 2031;
- the development site is set well back from Turnpike Road and is flanked to the south by Bowman's Mill which represents a significant and dominant built form in the location;
- the site constraints include the mature trees and TPO designation at the front of the site; root protection zones; conservation area and listed buildings to the east and access arrangements to the neighbouring properties;
- the site provides a great opportunity for a high quality residential re-development that will increase visual interest and follow the previous pattern and character of the development in the location. This has been achieved by responding sensitively to the scale, form and massing of the surrounding context via creating a clear physical break from the conservation area in order to provide breathing space for the listed building and wider conservation area;
- the design of the proposed development has sought to reflect the character, scale and form of the surrounding context whilst maintaining the optimum form of development on site;
- the position of the properties enables a continuous linear built form providing a best practice street relations and providing generous space around the respective properties allowing generous amenity space for future residents;
- the proximity of the listed building and conservation area has not been ignored in terms of the setting of the development against the character and design of the development as a whole. The layout, massing and design of the development has informed the development in accordance with the Ickleford Conservation Area character statement;
- the design of the houses reflects local character which is traditional form whilst at the same time of the site's isolated from the surrounding streets allow an individual expression and variety in architectural style. The stone case window coping and triangular porch are provide design emphasis on the exiting surrounding character context.

#### Planning Statement:

- the site is currently designated as Green Belt but has been identified in the emerging Local Plan as a development site to be including in the village boundary, thereby releasing from current Green Belt designation;
- due to the identification of the site within the emerging Local Plan and low numbers of new housing constructed in the borough significant weight is given to the consideration of the site for residential development;
- if NHDC were to consider refusing this site on principle grounds, that material assessment would primarily be a reliance on the 1996 adopted policy. While elements of the 1996 plan have been saved post NPPF adoption, the policies in the emerging Local Plan 2011 -2031 are known to be heavily relied on for planning decisions in the authority. Refusal of the application land principle would be at odds with recent decisions.

### 3.3 Key Issues

3.3.1 The material considerations in this instance are as follows:

- Green Belt status;
- five year supply of housing land, local plan progress and consideration of case;
- layout and design considerations;
- consideration of the adjacent Ickleford Conservation Area and nearby listed buildings;
- sustainability;
- amenity;
- parking, access arrangements and bins;
- ecology, trees and landscaping.

#### Green Belt status

3.3.2 Under the provisions of the existing saved policies in the Local Plan 1996, the site is outside of the village settlement boundary for Ickleford and is within the Green Belt. Therefore saved Policy 2 of the existing Local Plan is applicable. This policy states that the Council will aim to keep the uses of land open in character, except when proposals provide for 'very special circumstances'. Planning permission will only be granted for new buildings and the change of use of land which are appropriate in the Green Belt.

3.3.3 Green Belt policy is set out in section 13 of the NPPF. Paragraph 134 sets out that the Green Belt serves five purposes:

- 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 areas.*

3.3.4 Section 13 of the NPPF has a section for proposals affecting the Green Belt. Paragraph 144 sets out that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by the reason of inappropriateness, and any other harm resulting from the proposal, is clearing outweighed by other considerations.

3.3.5 Paragraph 145 states that the construction of new buildings are inappropriate development unless if it is for one of six exceptions set within paragraph 145. These exceptions are:

- a) buildings for agriculture or forestry;
- b) appropriate facilities for sport, recreation, cemeteries or allotments;
- c) extension or alteration to an existing building so long as it does not result in disproportion additions over and above the size of the original building;
- d) the replacement of a building;
- e) limited in-filling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan.

3.3.6 This proposal is for five market houses on land within the Green Belt. The houses are not affordable housing and the site is outside of the village boundary and not within the village where limited in filling may be acceptable. As set out above, the NPPF exceptions do not allow for new market housing to be built in the Green Belt, unless a case of very special circumstances can be demonstrated.

3.3.7 Within the emerging Local Plan 2011 – 2031 this site will be ‘white land’ within the village boundary. ‘White land’ being land that is not designated as an official housing site, but land that is within the village settlement boundary. Given that Ickleford is an excluded village within the Green Belt, this results in changing the status of the land from land in the Green Belt, where outlined above, there is an objection to the principle of the proposal, to land within the village boundary removed from the Green Belt, so the objection to the principle of development on the site because the site is Green Belt falls away. As set out below, the emerging Local Plan is at an advance stage, combined with the Council being behind on its delivery of housing land, together have to be regarded as forming a case of very special circumstances.

#### Five year supply of housing land, local plan progress and consideration of case

3.3.8 Section 2 of the NPPF ‘Achieving Sustainable Development’ is relevant as this sets out that there are three aims of sustainable development (economic, social and environmental). This section goes on to state that there is a presumption in favour of sustainable development unless, as detailed by paragraph 11.b(ii), “*the adverse impacts of the development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole*”.

3.3.9 To date the Council is behind on its housing delivery, with the latest estimates putting the Authority with less than 2.2 years of housing land supply. Within the emerging Local Plan strategic housing sites, which are to deliver the large majority of the Council’s housing numbers, are allocated. The emerging Local Plan 2011 – 2031 is at an advanced stage towards adoption, having gone through a public examination process and has had Modifications published in November 2018. The Inspectors interim letter has required for further EIP sessions. These were originally meant to have taken place in March 2020, but the global coronavirus Covid 19 pandemic resulted in the need for social distancing requirements which meant that those session in March could not take place. These session have now commenced on 23 November 2020. Whilst it is not possible to give any indication as to when the adoption of the



emerging Local Plan can be anticipated, the emerging Local Plan is at an advanced stage of preparation and significant weight can be given to the emerging policies contained within it.

3.3.10 The application sets out that in the emerging Local Plan 2011 – 2031 the Green Belt boundary around Ickleford is re-drawn so that this land becomes within the village settlement boundary area. Under the 1996 Local Plan the Green Belt boundary is drawn down the east side boundary of this land and in the emerging Local Plan it is drawn down the west side boundary. Ickleford is an excluded village within the Green Belt where in-fill development within the village is acceptable in principle subject to other design and layout considerations, as Ickleford itself is classed as a sustainable village with a primary school, public houses and a village shop. The application states that due to the combined factors of the land becoming land within the village settlement boundary under the emerging Local Plan combined with the Council currently being behind its five year land supply requirements, these two factors together outweigh Green Belt protection.

3.3.11 Whilst it is acknowledged that this application has been submitted prior to the conclusion of the emerging Local Plan, in support of the determination of this application at this time in advance of the conclusion of the emerging Local Plan, (and thereby giving significant weight to the view that the emerging Local Plan is at an advanced stage and the lack of the five year housing supply together can and do amount to a strong case of very special circumstances) are paragraphs 79 and 80 of the Council's 'Housing Delivery Test Action Plan', which was agreed by Cabinet in June 2020. These state:

79. *As set out in the previous Action Plan, proposed housing sites currently within the Green Belt generally remain subject to the very special circumstances tests set out in National Policy and potential ministerial call-in. It may now be appropriate, subject to an open and balanced consideration of all relevant factors, to determine some planning applications on these sites in advance of the Plan examination being concluded. This position has been reached having regard to the various factors outlined in this Action Plan, the potential for early delivery of key infrastructure and the acute shortfall of housing provision against Government measures.*

80. *Continuing to grant permission for suitable schemes in advance of the new Plan's adoption will ensure an ongoing supply of new homes until such time as the largest, strategic sites come on stream. Taking greater ownership of the Council's growth agenda and proposals would allow for more proactive negotiation of ...schemes to ensure they can proceed through the planning system without unnecessary delay".*

3.3.12 Given this is a non-allocated white land site, the contribution of five new dwellings is a positive contribution to the Council's housing supply figures. The approval of this small scheme on an unallocated Green Belt site, given the above view in the Action Plan, is not considered to undermine the proposed large scale strategic Green Belt sites in the emerging Local Plan or to represent an unwelcome precedent being established on this basis. In bringing this application before committee at this stage, prior to the adoption of the ELP, this is in accordance with the agreed action plan.

3.3.13 Furthermore, there are no outstanding objections lodged against this site being considered by the Inspector in the preparation of the emerging Local Plan. To require

the applicant to put this application on hold until the completion of the emerging Local Plan is contrary to Council advice. Therefore, the very special circumstances in this case of the site becoming white land within the village boundary under the emerging Local Plan, the plan's advanced stage of preparation, the lack of a five year housing land supply and the advice in the Housing Delivery Test Action Plan result in amounting to a robust enough case of very special circumstances to justify the Green Belt objection being overcome in this instance. There is therefore no Green Belt objection to the development of this site with five market houses.

#### Layout and design considerations

- 3.3.14 The NPPF puts significant weight on the importance of the design of the built environment in planning decisions. It states that *“the creation of high quality buildings and places is fundamental to what the planning and development process should achieve”* and that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps makes development acceptable to communities”*. The aims of the NPPF are reflected in saved Local Plan Policy 57 and emerging Local Plan Policy D1
- 3.3.15 The application is proposing five houses, with plots 1 – 4 forming a ‘street’ facing on to the internal access road and rear elevations and gardens facing towards the west boundary, with plot 5 set into the south-east corner of the site. I have no objection to five dwellings as this allows for a large area of open space to maintain local setting and distance to the existing neighbour’s in Lodge Court. I consider the external height of 8m with the proposed external design of brickwork with stone windows sills and small gable fronted storm porches to be acceptable as it is complementary to local character. Each house has a good sized rear garden, ranging in sizes from just over 182 sqm (plot 3) to 275 sqm (plot 5). All of the gardens are well in excess of the 75m private amenity space requirement set out in Saved Policy 57 and will provide for a good level of amenity space for future occupiers.
- 3.3.16 With a site area of 0.45 ha and five houses proposed, this provides a density of development of 11 dwellings to the hectare. Given this is an edge of village location, this low density layout with generous gardens and an attractive open space setting in the centre is considered to be appropriate.
- 3.3.17 The layout plan has been amended reducing the amount of hard surfacing and increasing the landscaping and planting mix across the site which is welcomed. Plots 1 – 3 and plot 5 all have on plot parking, and plot 4 has its parking off plot but adjacent to it on the south boundary alongside a visitor parking space. The applicant was asked to move this parking on plot and to remove the parking from the south boundary and to increase the landscaping in this location, but had declined to do so on the basis that the south boundary is adequately landscaped. In my view this is regrettable, as it can be anticipated that given the generous front garden area for plot 4 future occupiers will change this to hardstanding resulting in an over provision of parking on the development and a more generous landscaping belt of trees could have been achieved on the south boundary. However, given the overall benefits of the proposal, this is not considered to be a reason sufficient to justify the refusal of the application on.
- 3.3.18 A relatively close relationships is proposed between the side flank of plot 5 and the rear elevation of the neighbour, no.4 Manor Close. Given that no.4 as existing outlooks over a green space, any development rear of this house will be noticeable to these occupiers. However, plot 5 is positioned between 14m to 16m away from the rear of

no.4, and no windows are proposed in the side flank wall of plot .5, so whilst the occupiers of no.4 will clearly see the side flank of plot 5, there will be no direct overlooking or loss of privacy to the rear of this house. I therefore conclude that whilst the occupiers of no.4 will clearly see this house, given the proposed spacing and no side flank windows, I do not consider that its position would be directly adversely harmful by way of over dominance or loss of privacy to the occupiers of no.4. I accept that they will clearly see it, but in planning there is right to a view, and an application cannot be refused for this reason if there is no other actual harm.

3.3.19 It is noted that the proposed layout will result in the loss of the mature lime tree to achieve the vehicle access point. This tree is outside of the belt of protected trees at the front of the site. The loss of this tree is regrettable and replacement planting of nine trees within the development is proposed as compensation. Four of these trees are in the open space area, one each is in the front gardens are plots 2 and 3, one is on the south boundary by plot 4 and one each is in the rear gardens of plots 3 and 4. Given the replacement planting is proposed along with the delivery of five new homes, no objection is raised to the loss of the lime tree.

3.3.20 I note that the Council's Landscape Officer expressed areas of concern with the proposed layout with regards to the linear form of the development and the amount of hardstanding. The Council's Landscape Officer has been re-consulted on the amended site layout plan and whilst she welcomes the reduction of hardstanding in the frontages of plots 1 -3 and the increased planting across the site, she still maintains her objection to the linear layout of the proposal. In response to this objection and in support of the layout the agent states:

*"I accept the four houses form a linear frontage however I believe this provides a strong and legible development and best utilises the development plot allowing for generous gardens while maintained generous separation distances with adjacent neighbouring houses".*

3.3.21 On balance, I do not support the Landscape Officer's objection to the layout. The linear layout allows for the site to meet turning space on site for large vehicles and with the generous garden sizes, the open space at the front of the site and the low density of 11 dwellings to the hectare, I consider that the layout is complimentary to this local edge of village location.

3.3.22 The DAS sets out that the external materials are to be a blended red multi stock brick, with the roof tile to be a Hollander clay pantile in a BMI Redland colour with black water goods and either composite aluminium or softwood windows and small sections of cladding on the storm porch details above the front doors. These external materials are considered to be acceptable and a condition is recommended on this basis.

3.3.23 For the above reasons, the layout and design of the application is considered to be acceptable and in accordance with the provisions of Saved Policy 57, emerging Policy D1 and in compliance with the design requirements of the NPPF.

#### Consideration of the adjacent Ickleford Conservation Area and nearby listed buildings

3.3.24 Paragraph 193 of the NPPF states: *"When considering the impact of the proposal development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. ...This is irrespective of whether any potential harm amounts of substantial harm, total loss or less than substantial harm to its significance".*

- 3.3.25 Paragraph 194 states: *“Any harm to, or loss of, the significance of a designated heritage asset (...or from development within its setting), should require clear and convincing justification”.*
- 3.3.26 Paragraph 196 states: *“Where a development proposal will lead to less than substantial harm other significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use”.*
- 3.3.27 The Council’s Conservation Officer was consulted on this application on 29/04/20, but due to his high workload he now is only involved in applications where the works are to a listed building or within a Conservation Area. He did comment on the previous application, 18/02785/FP, and some of his general comments are still applicable:

*“This site lies outside the Ickleford Conservation Area (a Designated Heritage Asset for the purpose of applying the aims of Section 16 of the NPPF) and to the south-west of nos.3, 4, 5 and 6 Lodge Court (Cedar House) - a detached building that was principally built under application ref: 86/00748/1 and subsumed the former dining room to the Manor House.*

*At its nearest point, the application site is approx. 30m to the south-west of the listed building and nos.1 & 2 Lodge Court on the north side and no.7 Lodge Court on the south side of the entrance driveway impair the approach towards and therefore the setting of, nos. 3 - 6 (incl.) Lodge Court. There is also much C20 development on the north side of Turnpike Lane before entering the site.*

*The fact that the site lies beyond but adjacent to the conservation area, that the nearest listed building is 30m away and that the development would be located over 30m to the south of Turnpike Lane, the impact of the development upon the setting of heritage assets is reduced but not insignificant. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 remains pertinent. Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016) are relevant in terms of my consideration of the above scheme. The significance of this site, lies in the fact that it appears to have once formed a parkland setting to the former Ickleford Manor or Ickleford House, however, this setting has been eroded over time.*

*A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. Whilst a physical or visual connection between a heritage asset and its setting will often exist, it is not essential or determinative. The term setting is not defined in purely visual terms in the NPPF which refers to the “surroundings in which a heritage asset is experienced”. The word “experienced” has a broad meaning, which is capable of extending beyond the purely visual.*

*Policy SP13 the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016) states that the Council will balance the need for growth with the proper protection and enhancement of the historic environment and that a positive strategy will be pursued for the conservation and enjoyment of the historic environment through: a. Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting.*

*The Framework clearly sets out the need to address 'less than substantial harm' in a balanced manner against benefits associated with such schemes and I reiterate that it would be for the case officer to assess this harm against any perceived public benefits derived from this development. The harm to the significance of Ickleford Conservation Area can be considered 'less than substantial' for the purposes of paragraph 196 of the Framework. Nevertheless, even harm that is 'less than substantial' still represents a harmful impact to the conservation of this heritage asset".*

- 3.3.28 At that time Mr Simmons' made comments regarding the proposed scheme for 8 dwellings which are not applicable here. As the layout of the proposal, which is now for a low density development of five houses which is considered appropriate for this edge of village location, with a large area of open space to lead up to the side of the site closest to the listed buildings in Lodge Court, along with replacement trees and other landscaping to set the development, my view is that the proposal will not harm the setting of the nearby listed buildings.
- 3.3.29 With regards to the impact on the setting of the Conservation Area, the Conservation Area is set off from the site to the north-east with the belt of TPO trees between the main part of the development area of the site and the conservation area. Due to this distance and visual separation caused by the belt of trees, I do not consider that the application represents harm to the setting of the Conservation Area. I consider that this view is supported by the comment from the Council's Policy Officer who states that the: *"The site is identified as Site 328 in the Ickleford Heritage Impact Assessment, which was prepared as evidence for the Council's emerging Local Plan. This outlines that this site can be developed with minimal impacts upon the significance of the heritage assets".*
- 3.3.30 Furthermore, the NHDC Conservation Area Character Statement for Ickleford (November 2019) states a key view is north up Turnpike Lane from the southern boundary of the Conservation Area. This is considered to be a key view as it highlights the 17<sup>th</sup> century historical outbuildings directly fronting the edge of the road, with the disparity in the heights of the rooflines presenting a historic quality to the street frontage. This 'key view' is close to, but outside of, the application site, and the site is set further back along Turnpike Lane to the west and rear of the TPO trees. I consider that this further supports my view that acceptable development on this site does not harm the setting of the Conservation Area.

#### Sustainability

- 3.3.31 With regards to the three aims or 'threads' of sustainability outlined above, given the site is to be land within the village boundary of Ickleford and within walking distance of the local facilities within the village, the site will provide the opportunity for future residents to live in a sustainable way if they wish.
- 3.3.32 An 'Energy and Sustainability Statement' has been submitted in support of the application. This states that the houses are to be built to surpass the CO2 emissions target of Part L1A of the Building Regulations by achieving low emissions from the houses. This is to be achieved with the use of thermal fabric efficiency, air tightness, effecting heating control with 'ideal logic code combi ESP1 38 boilers' which benefit from built in 'flue gas heat recovery' and solar panels on the rear roof slopes of each of the houses. Furthermore, a condition is recommended to ensure that each house is provided with an EV charging point. The application can therefore be considered to

meet the economic, social and environmental tests of the NPPF as well as the aims of emerging Policy NE12 and no objection is raised to this application on the basis of sustainability.

#### Amenity

- 3.3.33 Saved Policy 57 of the Local Plan sets out residential guidelines and standards for achieving acceptable development. The application set out that the two bedroom houses meet the space requirements of the National Space Standards while the three and four bedroom houses are in excess of these standards. All houses have front and rear gardens and parking provision and with the houses looking out on to the open space at the frontage and plots 1 – 4 overlooking on to open countryside at the rear, I consider that these houses represent a high quality living environment for future occupiers.
- 3.3.34 The frontage of plot 1 will outlook toward the frontage of no.7 Lodge Court, but with a gap of 35m between these two houses and with some trees proposed to be planted in the open space area, I raise no objection to this proposed relationship. As set out above, I have a degree of concern regarding the relationship between proposed plot 5 and the rear of no.4 Manor Court, but on balance this relationship is considered to be acceptable and no objection is raised to it.
- 3.3.35 I note the neighbour comments that Bowman's Mill to the rear of the site is still in operation and that this generates noise and disturbance in the locality. I note that there are other existing dwelling houses in Manor Close as close to this mill as these proposed houses and the Council's Environmental Health department was consulted on this application and did not make any comments regarding the mill being an adverse neighbour. As a result, I do not consider that the mill represents such an unacceptable neighbour to justify the conclusion that this site cannot be developed for residential purposes. I therefore raise no objection on the basis of amenity issues.

#### Parking, access arrangements and bins

- 3.3.36 The Council's SPD 'Vehicle Parking at New Development' sets out that for houses with two or more bedrooms there must be two spaces per dwelling as a minimum, as well as one covered cycle space per dwelling and between 0.25 to 0.75 visitor spaces per dwelling, rounded up to the nearest whole number, with the lower standard being applied where there are no garages. The scheme requires for each house to have at least two parking spaces, and as there are three garages in the scheme and two dwellings without garages, this requires a visitor parking allocation of 2.25 spaces rounded up to three visitor spaces.
- 3.3.37 Plots 1 – 3 have a garage (7m by 3m in size meeting the size requirements of the Council's parking SPD) and two driveway spaces in a tandem layout. Plot five has two spaces on plot in a tandem layout and plot 4 has two spaces off plot in a side by side layout. There are also four visitor spaces within the development. This is considered to be an acceptable provision for car parking and no objection is raised to the scheme on this basis.
- 3.3.38 With regards to cycle parking, plots 1 – 3 have garages so external cycle storage is not required. Plots 4 and 5 have large gardens where cycle storage is possible. I note that no cycle stands have been specifically provided, and a condition is recommended

on this basis to ensure the scheme is fully in accordance with the provisions of the parking SPD

- 3.3.39 The access arrangements have been negotiated with HCC Highways to achieve a recommendation of approval with conditions for the access works. I have no objection to the access arrangements, and note that a footpath is being provided alongside the Lodge Court access. I note the concern of the Parish Council that this is a busy road and there is no crossing point. However, there is a speed 'pillow' in the road which the pavement leads to and it would be down to pedestrians to take due care to cross the road. I do not support the Parish Council's concerns regarding this point.
- 3.3.40 Bin stores / enclosures have not been provided within the gardens of the proposed houses. However, given that each of the houses has a generous garden with side garden access, there is space for each house to store bins on plot down the side of the house. As a result, designated bin enclosure areas on plot are not considered to be necessary. Future owners will have to drag bins out to the curb side for collection, which is standard procedure and no objection is raised on this basis.

#### Ecology, trees and landscaping

- 3.3.41 The statutory consultation responses above set out that HCC Ecology require for further investigation regarding ecology on site to be investigated and the result to be submitted prior to determination. This requirement is supported by emerging Policy NEx which states that all development should seek to deliver net gains for biodiversity. This survey work has now been undertaken and the results submitted. Herts Ecology has been re-consulted and their updated comments will be reported as the Committee meeting.
- 3.3.42 The Ecology Report found no protected species during the time of the survey but does conclude that the whilst the scattered trees provide low potential roosting opportunities for bats, the scrub land and scattered trees do provide a high potential for breeding birds with the grassland, scattered trees and scrub providing suitable habitat for foraging and commuting bats, badgers and birds. An ecology condition is recommended preventing works being undertaken in the bird nesting season, as well as the provision of bat and bird boxes in the development, a reptile survey to be undertaken and a corridor for wildlife to be created across the site.
- 3.3.43 The arboricultural report submitted in support of the application sets out that two trees are to be removed for safety reasons, two small group of trees are to be removed, one from the garden of plot 1 and one from plot 5 to allow cleared rear gardens and the lime tree is to be removed to allow the access point. The landscaping proposals are detailed in the report by Sharon Hosegood dated 20/11/20. These details are now included on the revised layout plan (P04E) and show the replacement trees to be planted, areas of grassland, with some sections with bulbs planted within the grassland and hedges within the front gardens along the pavement or access road. The proposed landscaping proposal are considered satisfactory and will result in attractive soft landscaping in the development, contributing to the sense of place making. These measures are secured by condition.

### **3.4 Conclusion**

- 3.4.1 Whilst it is acknowledged that the site is currently designated as a Green Belt site under the provisions of the Local Plan 1996, in the emerging Local Plan it will become

'white land' within the settlement boundary for Ickleford where there is no objection to the principle of the development. Given the advanced stage of the emerging Local Plan combined with the Council's being behind in its delivery of a five year supply of housing land, this is considered to amount to a robust case of very special circumstances to allow the Green Belt objection to fall away, thus resulting in no objection in principle to the residential re-development of this site.

- 3.4.2 The layout and design of the dwellings is considered to be acceptable. Each house will have a good sized private rear garden, parking provision, space for bins and cycle storage. The external height, design and materials for the dwellings combined with the proposed soft landscaping details will result in an attractive form of development providing a high quality living environment for future residents. The layout and spacing to existing neighbours is acceptable and there will be no adverse impact on the setting of the nearby listed buildings in Lodge Court or Ickleford Conservation Area. The application is therefore recommended for conditional permission.

### 3.5 **Alternative Options**

- 3.5.1 None applicable

### 3.6 **Pre-Commencement Conditions**

- 3.6.1 None applicable.

### 3.7 **Climate Change Mitigation**

- 3.7.1 With regards to the policy emphasis to mitigate climate change, the proposed design of the dwellings with the application setting out that fixtures are to be used to allow the dwellings to be low emissions dwellings, combined with an EV charging point for each dwelling to be secured via a condition, results in the proposal being sufficiently sustainable to be considered to be in compliance with Policy D1 of the emerging Local Plan.

## 4.0 **Recommendation**

- 4.1 To GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The external materials for the houses shall be those set out within the DAS unless



otherwise agreed in writing with the local planning authority.

Reason - to ensure the visual interests of the locality.

4. 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.

5. 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 Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, 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.

6. Prior to the first occupation of the development hereby approved, the soft landscaping of the development shall be done in accordance with the details contained in the report submitted by Sharon Hosegood in support of the application, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the visual interests of the locality.

7. No gates shall be provided across the access to the site.

Reason: In the interests of highway safety so that vehicles are not forced to wait in the carriageway while the gates are being opened or closed.

8. 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.

9. Prior to the first occupation of the development hereby permitted the vehicular access shall be provided 5.5 metres wide and thereafter retained at the position shown on the approved drawing number P04E in conjunction with ttp drawings number 2020-3940-001 revision B and swept path analysis detailed ttp drawing number 2020-3940-TR01(2) revision B 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).

10. Prior to the first occupation of the development hereby permitted the footway leading from the development shall be provided and extended as shown on the approved drawing number P04E to the west side of the reconfigured access and shall include for pedestrian dropped kerbs and tactile paving and corresponding dropped kerbs and tactile paving opposite on the existing of Turnpike Lane. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and shall be secured and undertaken as part of the s278 works.

Reason: To ensure satisfactory pedestrian access into the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

11. Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4 metres x 43 metres shall be provided to each side of the access where it meets the highway as shown on drawing number 2020-3940-001 revision B and such splays shall always thereafter be maintained free from any obstruction between 600mm and 2.0 metres above the level of the adjacent highway carriageway.

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

12. The gradient of the vehicular access shall not exceed 1:20 for the first 12 meters into the site as measured from the near channel edge of the adjacent carriageway.

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

13. No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning 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 details of:
  - a. Construction vehicle numbers, type, routing;
  - b. Access arrangements to the site;
  - c. Traffic management requirements
  - d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
  - e. Siting and details of wheel washing facilities;
  - f. Cleaning of site entrances, site tracks and the adjacent public highway;
  - g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
  - h. Provision of sufficient on-site parking prior to commencement of construction activities;
  - i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;

j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

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).

14. (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.

15. A 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 required by the evaluation
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.

B 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 (A)

C 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 (A) and the provision made for analysis and publication where appropriate.

Reason: To protect / record any remains found on site.

16. The measures set out in the Cherryfield Ecology report must be undertaken on site pre-development and during construction. This includes:

- before any other works on site a reptile survey is undertaken between the month of March and October. If any reptiles are found then appropriate trapping / clearing methods must be undertaken prior to any other works commencing;
- no site / tree clearance during the bird nesting season;
- the use of bat and bird boxes in the development;
- the creation of a 'hedgehog highway' across the site;
- no lighting near to or shining on to any trees, especially those with any bat or bird boxes.

Before any other development commences details and timings of the above measures are to be submitted to, and agreed in writing by, the Local Planning Authority and the approved measures must be undertaken on site. The results of the survey work is to be submitted to the Council.

Reason: To protect ecology on site.

17. Prior to the first occupation secure cycle storage is to be provided in the rear gardens of plots 4 and 5.

Reason: To comply with the requirements of the Vehicle Parking SPD.

### **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.

### **Informative/s:**

#### 1. HIGHWAYS INFORMATIVE:

HCC recommends inclusion of the following highway informative to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

General works within the highway (simple) - construction standards  
Construction standards for works within the highway: All works to be undertaken on the adjoining highway shall be constructed to the satisfaction and specification of the Highway Authority, by an approved contractor, and in accordance with Hertfordshire County Council's publication "Roads in Hertfordshire - Highway Design Guide (2011)".

Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website;

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

#### 2. ENVIRONMENTAL HEALTH INFORMATIVES:

During the construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.

During the change of use phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no work at any time.

##### 1) EV Charging Point Specification:

A charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments)

- o A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.
- o The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).
- o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.
- o A list of authorised installers (for the Government's Electric Vehicle Homecharge Scheme) can be found at <https://www.gov.uk/government/organisations/office-for-low-emission-vehicles>