

Location: Land on The North West Side Of
High Street
Hinworth
Baldock
Hertfordshire
SG7 5HQ

Applicant: Mr Nicholas Tiffin

Proposal: Erection of four-bedroom detached dwelling with associated access, car parking, private garden, hard and soft landscaping and triple bay garage and car port.

Ref. No: 21/01456/FP

Officer: Alex Howard

Date of expiry of statutory period: 2nd July 2021

Extension of statutory period: 30th September 2021

Reason for Delay: In order to present the application to an available committee meeting.

Reason for Referral to Committee:

Applicant is a close relative of former case officer (see history below) and as such was required to submit a declaration. To avoid any perception of impropriety this planning application is reported to Members at the discretion of the Development and Conservation Manager under the scheme of delegation and constitution.

1.0 **Site History**

- 1.1 06/02078/1 - Outline permission for erection of detached dwelling with detached double garage (scale, appearance and landscaping reserved) **Refused**

R1: Policy 6 of the North Hertfordshire District Local Plan No 2 with Alterations aims to maintain the character of the countryside and villages beyond the Districts towns. In this regard development will only be allowed if it is strictly necessary for agriculture, forestry or any proven community or identified rural housing need. Development is acceptable within settlements providing it comprises a single dwelling on a small plot within the built core and would have no other adverse impact on the local environment. The dwelling proposed would be sited on land which is not considered a small plot. Moreover, the proposal is not considered sustainable in terms of other relevant policies and would thus have an adverse impact on the local environment. In these circumstances it is considered that the scheme presented fails to comply with Policy 6 of the District Local Plan No 2 with Alterations.

R2: Given the lack of essential services in the settlement or vicinity, the proposed dwelling would be significantly reliant on private transport and thereby fail to take advantage of urban concentration. In the absence of any other measures or reasons which may offset its unsustainable impact the proposal would be contrary to Policy 1 of the Hertfordshire County Structure Plan Review 1991-2011.

Subsequent appeal
Dismissed

1.2 09/02308/1 - Erection of one 5-bedroom eco-house with detached double garage.
Withdrawn

1.3 10/01687/1 - Five-bedroom eco-house with detached car port and home office.
Refused

R1: Due to the lack of services, new household formation is deemed unsustainable on this site unless it can be clearly demonstrated that a single new dwelling is so truly ground breaking in terms of its energy performance and design that the concept could not be easily diluted by the specification of inferior building components and services. The Planning Authority considers that the presented scheme is not of a sufficiently high standard in this regard and that as such it is contrary to the advice in both PPS 1 and its climate change supplement and PPS 3.

R2: By reason of its scale, mass, and overall design relative to surrounding properties, particularly the modest cottages fronting the High Street, the proposed dwelling would appear discordant and overbearing in the locality such as to be deemed inappropriate in its context. Accordingly, the Authority considers that the proposal would fail to contribute positively to its context contrary to the advice in PPS 3.

1.4 11/01347/1 - Detached five-bedroom dwelling with integral double garage (as amended by plans LP 01; 101; 102; 103; 104; 105; 106; 107; 108 received on 30.03.12).
Refused

R1: Due to the lack of essential services and facilities locally, new household formation is deemed unsustainable in both environmental and social terms on this site as occupiers would be heavily reliant on private transport to access such services and facilities. This reliance would be unsustainable both socially and environmentally. The application is not accompanied by any evidence that the building of a new dwelling in this location would support or attract such services and facilities, consequently the benefits of granting permission are not considered to significantly or demonstrably outweigh these adverse sustainability concerns. Accordingly, the Planning Authority considers that the presented scheme is contrary to the advice set out in the National Planning Policy Framework (NPPF) as it relates to matters of sustainability.

R2: The two-storey element, by reason of its scale, fenestration and proximity to both 7 Homefield and 'Hamstewarde' would occasion a loss of privacy and reasonable amenity contrary to the advice on good design set out in the NPPF and Policy 57 of the District Local Plan No with Alterations.

Subsequent appeal
Dismissed

- 1.5 15/01625/1 - Erection of 1 x 4 bed dwelling and detached double garage. Installation of 9 rows of photo voltaic panels in front garden.

Refused

R1: Due to the lack of essential services and facilities locally, new household formation is deemed unsustainable in both environmental and social terms on this site as occupiers would be heavily reliant on private transport to access such services and facilities. This reliance would be unsustainable both socially and environmentally. The application is not accompanied by any evidence that the building of a new dwelling in this location would support or attract such services and facilities, consequently the benefits of granting permission are not considered to significantly or demonstrably outweigh these adverse sustainability concerns. Accordingly, the Planning Authority considers that the presented scheme is contrary to the advice set out in the National Planning Policy Framework (NPPF) as it relates to matters of sustainability.

R2: The proximity of the dwelling to the property at no. 5 Homefield would result in an unduly dominant form of design prejudicial to the reasonable living conditions of that property contrary to the advice on good design set out in the National Planning Policy Framework and Policy 57 of the North Hertfordshire District Local Plan No. 2 with Alterations 1996.

2.0 **Policies**

2.1 **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: Archaeological Areas of Significance and other Archaeological Areas

Policy 26: Housing Proposals

Policy 55: Car Parking Standards

Policy 57: Residential Guidelines and Standards

Supplementary Planning Documents

Vehicle Parking at New Development SPD September 2011

2.2 **National Planning Policy Framework (July 2021)**

Section 2: Achieving sustainable development

Section 5: Delivering a sufficient supply of homes

Section 8: Promoting healthy and safe communities

Section 9: Promoting sustainable development

Section 11: Making effective use of land

Section 12: Achieving well-designed places

Section 14: Meeting the challenge of climate change, flooding and coastal change

Section 15: Conserving and enhancing the natural environment

Section 16: Conserving and enhancing the historic environment

2.3 **Emerging North Hertfordshire District Local Plan 2011 – 2031 Proposed Submission**

The Emerging Local Plan (ELP) has now been through the re-scheduled examination hearings in November and December 2020 and further additional hearings were held on 1st and 2nd February 2021. The Inspector has stated that the hearings are now closed, and he does not intend to hold any further hearings. The further main modifications were received from the Inspector in March and presented to the Council's Cabinet meeting on 16th March 2021 (seeking approval to proceed with the consultation on the modifications). Following this, public consultation was held on the further main modifications in May and June, with the responses received from this published in July. The Council now hopes to receive the Inspectors final report in the Autumn. Weight can be attributed to the emerging North Hertfordshire Local Plan 2011 - 2031 Proposed Submission (September 2016) Incorporating the Proposed Main Modifications November 2018 and the policies contained within it (see below). The weight which can be attributed to the ELP is discussed in greater detail later in this report.

Policy SP1: Sustainable Development in North Hertfordshire
Policy SP2: Settlement Hierarchy and Spatial Distribution
Policy SP5: Countryside and Green Belt
Policy SP6: Sustainable Transport
Policy SP8: Housing
Policy SP9: Design and Sustainability
Policy SP11: Natural Resources and Sustainability
Policy SP12: Green Infrastructure, Landscape and Biodiversity
Policy SP13: Historic Environment
Policy T1: Assessment of Transport Matters
Policy T2: Parking
Policy CGB1: Rural Areas beyond the Green Belt
Policy D1: Sustainable Design
Policy D3: Protecting Living Conditions
Policy D4: Air Quality
Policy NE1: Landscape
Policy NEx: Biodiversity and Geological Sites
Policy HE11: Contaminated Land
Policy HE1: Designated Heritage Assets
Policy HE4: Archaeology

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** - Representations received from 5, 6 and 7 Homefield and Hamstewardde (Summary):

1 support, 2 neutral and 1 objection.

- o Most state the importance of protecting the orchard to the rear of the site and would like to see as many trees incorporated in this area as possible.
- o Some concern over the loss of trees around the site's perimeter, especially T11.
- o Requested binding agreement that the orchard will be retained for the future.
- o One neighbour in full support of this application.

3.2 **Hertfordshire Highways** – No objection subject to conditions.

3.3 **Hinxworth Parish Council** – No objection.

3.4 **Environmental Health (Air Quality)** – No objection subject to conditions.

3.5 **Environmental Health (Land Contamination and Noise)** – No objection subject to conditions.

3.6 **Archaeological Implications** – None received, however given the history of the site, agreement was sought for the standard Archaeological Implications scheme of management.

3.7 **Waste and Recycling** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a long and narrow stretch of land located on the eastern side of the High Street in Hinxworth. The site is located behind a row of terraced dwellings and is served by an existing access road. At present, the site is undeveloped and is largely overgrown with a variety of different trees, as well as an orchard located at the rear of the site. The site is within the Hinxworth Conservation Area and is designated in the Rural Area beyond the Green Belt.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a 1.5 storey 4-bedroom dwelling, with associated access, private garden, hard and soft landscaping and a triple garage/car port. The dwelling and garage/carport are proposed at the front part of the site, with a small domestic garden in the middle section, leaving the remaining area of the site as an orchard.

4.2.2 The application is supported by the following documents:

Planning Statement (Incorporating Heritage, Design & Access)
Heritage Statement
Preliminary Ecological Assessment Including a Protected Species Assessment
Phase I Geo-Environmental Assessment
Arboricultural Impact Assessment
Tree Protection Plan

4.3 Key Issues

4.3.1 The key issues for consideration are the

- Principle of development
- Planning history
- Design of the development and its impact on the street scene/Conservation Area
- Impact on neighbouring dwellings
- Landscaping
- Parking.

Principle of Development

4.3.2 Hinxworth is designated as a Category B settlement within Policy SP2 of the Emerging Local Plan, where ***“infilling development which does not extend the built core of the village will be allowed”***. This settlement does not have a defined settlement boundary and is therefore designated as Rural Area beyond the Green Belt. Saved Policy 6 states that development in these areas will be allowed if ***“it is a single dwelling on a small plot located within the built core of the settlement which will not result in outward expansion of the settlement”***. Emerging Policy CGB1 also states that permission will be granted for ***“infilling development which does not extend within the built core of a Category B village”***.

4.3.3 Given that the site is located between a number of residential properties on Homefield and the High Street, it is considered that the scheme would be classed as infill development that would not extend the villages-built core. This is reaffirmed by the positioning of the dwelling towards the southern end of the site, within close proximity to the terraced properties on the High Street and the dwellings to the east. Therefore, with respect to spatial policy and those policies concerned with Rural Area beyond the Green Belt, the scheme is considered in accordance with Saved Policy 6 and Emerging Policies SP2 and CGB1, with the principle of development considered acceptable in my view.

4.3.4 Notwithstanding the above, Paragraph 11 of the NPPF states that for decision making:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) 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. the application of policies in this Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

4.3.5 National and local planning policies seek to increase housing densities where appropriate, as far as this is consistent with the principles of good design and place making. At the time of writing the Councils five-year land supply is 1.5 years, which is a significant shortfall. Therefore, the presumption in favour of sustainable development is engaged in accordance with paragraph 11(d) of the NPPF, where permission should only be refused if any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In line with paragraph 11(i), footnote 7 states that consideration must be given to protect areas of particular importance, which in this case is the Hinxworth Conservation Area. This will be addressed later on in the report. In any case, it is considered that the contribution that these types of developments make to the Districts housing supply is important. Therefore, in my view there is no objection to the general principle of development in this instance.

Planning History

4.3.6 This site has an extensive planning history, with 4 applications and 2 appeals dating back to as early as 2006 until 2015. These are stated in the ‘Site History’ section of this report, where it is exemplified that all four applications were refused and two of those applications were dismissed at appeal. This section will now outline the reasons for those refusals and dismissals:

- 4.3.7 06/02078/1 – Refused due to the consideration of the case officer that the site is not a ‘small plot’ for the purposes of Saved Policy 6 and the site is not sustainable, where occupiers would rely solely on private transport for access to services.

Subsequent Appeal – Dismissed due to (summary from 10/01687/1 officer report):
*“The Council was entirely right to assert a sustainability case for even single dwellings in rural settlements with no services.
Dwellings with no ‘no counter balancing benefits’ would cause harm no matter how slight (as the argument could be employed many times over)
He (the Inspector) did not identify a problem with the principle of a new dwelling in terms of the site location, conservation area or structure of the village. He reached this conclusion based on an assessment of the character of the area as ‘mixed’”.*

- 4.3.8 10/01687/1 – Refused due to consideration of the case officer that due to lack of services, the site is unsustainable regardless of the proposed measures of the ‘eco-house’ and that the design, scale and mass were such that proposal would be overbearing and discordant to its surroundings. Contrary to PPS1 and PPS3
- 4.3.9 11/01347/1 – Refused due to the consideration of the case officer that the site is unsustainable, where occupiers would rely solely on private transport for access to services, and that the two-storey element would occasion loss of privacy and amenity for neighbouring occupiers. Contrary to aims and purposes of the NPPF and Saved Policy 57 of the Local Plan.

Subsequent Appeal – Dismissed due to (summary from inspector’s report APP/X1925/A/12/2180935):
Proposal would have a harmful impact upon living conditions of existing occupiers of 7 Homefield.
The proposal would lead to reliance on the use of private car and therefore not be sustainable, regardless of the building design being sustainable.

- 4.3.10 15/01625/1 – Refused due to consideration of the case officer that the site is unsustainable, where occupiers would rely solely on private transport for access to services, and that the proposal would have an over-dominant impact upon 5 Homefield. Contrary to aims and purposes of the NPPF and Saved Policy 57 of the Local Plan.
- 4.3.11 These aforementioned decisions were taken under different circumstances to the current application being determined. The applications between 2006 and 2015 were determined in accordance with Policy 6 of the Saved Local Plan, with the 2006 application concluding that the site is not a ‘small plot’ for the purposes of this policy. Whilst there is no definition of what a ‘small plot’ is, it is my considered view that since the applicant is proposing to allow the majority of the site to remain as an orchard, the amount of the site that remains for built form is a small plot, with a modest rear garden and space surrounding the proposed dwelling.

4.3.12 Paragraph 48 of the NPPF states that:

“Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”

4.3.13 The Emerging Local Plan (ELP) has now been through the re-scheduled examination hearings in November and December 2020 and further additional hearings were held on 1st and 2nd February 2021. The Inspector has stated that the hearings are now closed, and he does not intend to hold any further hearings. The further main modifications were received from the Inspector in March, put before the Planning Control Committee on 18th March 2021 and presented to the Council’s Cabinet meeting on 16th March 2021 (seeking approval to proceed with the consultation on the modifications). Following this, public consultation was held on the further main modifications in May and June, with the responses received from this published in July. The Council now hopes to receive the Inspectors final report in the Autumn. Given that the examination of the ELP is now at a very advanced stage, it is considered that significant weight can be attributed to the emerging North Hertfordshire Local Plan 2011 - 2031 Proposed Submission (September 2016) Incorporating the Proposed Main Modifications November 2018 and the policies contained within it (see below). The weight which can be attributed to the ELP is discussed in greater detail later in this report.

4.3.14 As such, it is considered that due to the current position of the Emerging Local Plan hopefully nearing adoption, coupled with the lack of modifications proposed to Policies SP2 and CGB1, these policies can be afforded significant weight. The allocation of Hinxworth as a Category B settlement, which allows for suitable infill development, is considered to be a material change to policy, compared to the policy situation at the time of the previously refused decisions. The Council has accepted that Hinxworth is a sustainable location for a small amount of housing in accordance with the relevant policies, through its allocation as a Category B settlement within the Local Plan process. Although this is contrary to the previous planning decisions at this site, the changing policy circumstance now weighs in favour of the current proposal in my view. It is therefore considered reasonable to take a contrary view to those decisions.

Design

- 4.3.15 The dwelling is proposed at 1.5 stories and has been designed with materials and characteristics that resemble an agrarian barn style. The dwelling is 'L' shaped, 22.0m wide on its longest width and 13.5m on its longest depth, incorporating a variety of roof roofs. The main eaves are lower on the front elevation at 2.7m and are higher on the rear elevation at 4.0m. The main ridge is proposed 7.25m in height. In terms of materials, the dwelling is proposed with black weatherboarding to the external walls, natural slates to the roof and traditional black casement windows/doors. There is a large, hipped section proposed projecting from the front elevation with full height glazing, as well as full height glazing also proposed on the rear of the single storey element. The garage has been designed in a similar way and it deemed acceptable in my view.
- 4.3.16 In my opinion, the design of the development has been done sensitively to reflect the rural setting and village nature of Hinxworth. The half-pitched roofs, large, glazed sections and chosen materials will resemble a barn like development which is appropriate given the setting and surrounding context in my view. As such, it is considered that the proposed dwelling is acceptable with respect to materials and form.
- 4.3.17 Due to the scale of the proposed development, it may be visible from the street scene on certain aspects. These would be limited to the High Street, which would be hardly visible due to the narrow access road and distance from the road, and Homefield, which would have a good view of the dwelling through the boundary fence. That said, given that this part of Homefield does not form any real part of a street scene and the dwelling, it is my view that the proposed dwelling will not have an adverse impact upon the character and appearance of the street scene.
- 4.3.18 The site is within the Conservation Area. In my view, when looking at the existing site which has become a rubbish tip for debris and overgrown vegetation, it does very little to contribute to the character and appearance of the Conservation Area. The proposed development seeks to erect a sensitively designed dwelling, which will hardly be visible from the street scene, as well as landscaping that will soften any views. As such, although the proposal seeks to erect built form where there currently is none, it is my view that the proposed dwelling will not only have no negative impact but will have a positive impact upon the character and appearance of the Conservation Area. Under the terms of paragraph 202 of the NPPF this impact would be on the lower end of less than substantial harm and on that basis, I consider the public benefits of delivering one new dwelling outweigh this harm which tips the determination of this planning application back into paragraph 11 of the NPPF and the presumption in favour of sustainable development.
- 4.3.19 As such, the proposal is considered to be acceptable in design terms and will not occasion any harm to the character and appearance of the street scene/Conservation Area. This is in accordance with Policy 57 of the Saved Local Plan, Section 12 of the NPPF and Policies D1 and D3 of the Emerging Local Plan.

Impact on Neighbours

- 4.3.20 It is accepted that the proposed development will have some impact upon the outlook and amenities of neighbouring dwellings, due to its scale and nature as built form on a site where there is currently no existing. Previous applications at this site (see planning history) were all refused for concerns relating to loss of privacy, poor design and amenity. That said, the current scheme has been designed to limit its impact upon neighbouring dwellings with respect to overlooking, daylight/sunlight impacts and overdominance.
- 4.3.21 The location of the dwelling at the south end of the site is such that the first-floor windows on the side elevations will not have direct views into the neighbouring properties to the east, with no dwellings located on the part of the site visible to the west. The dwelling has been designed with roof lights in the front/rear facing roof slopes, which will have views over the front driveway/rear garden respectively and no increased overlooking abilities towards the terraced dwellings on the High Street in my opinion. Moreover, the 1.5 storey nature, shallow eaves and orientation of the dwelling is such that the scheme will have no impact upon the daylight/sunlight levels available to neighbours. Lastly, the development is located such a distance from its boundaries that, coupled with its subordinate roof form, it is unlikely to occasion any increased feelings of overdominance upon the neighbours to the south and east.
- 4.3.22 The garage is located and designed in such a way that it will not occasion any adverse impacts upon the reasonable living conditions and well-being of neighbours.
- 4.3.23 As such, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties. This is in accordance with Emerging Policy D3.

Landscaping

- 4.3.24 An important part of this proposed development is the retention and improvement of the orchard located at the rear of the site. A full arboricultural assessment has been completed on site, identifying trees that need to be removed/retained. As such, conditions requesting a detailed landscaping plan and tree protection conditions will be implemented on this decision, to hopefully address the concerns of neighbours who submitted representations regarding the site's vegetation/wildlife.

Parking

- 4.3.25 The proposed dwelling has 4 bedrooms and is proposing a triple garage/carport. This will provide ample car parking in accordance with the Vehicle Parking at New Developments SPD and Emerging Policy T2.

Planning Balance

- 4.3.26 In line with the above, it is stated within paragraph 11(d) of the NPPF that there must be significant and demonstrable reasons to refuse planning permission in the absence of an up-to-date Local Plan. The significant five-year land supply shortfall and the location of the site are all favourable considerations for the principle of this development. The site is located within a Category B settlement and Rural Area beyond the Green Belt within the Saved and Emerging Local Plans, where infill development is acceptable where it does not extend the built core of a village. The settlement has suitable services to accommodate limited growth and increased housing numbers. It is considered that due to changing Local Plan circumstances from the previously refused decisions to now, the advanced stage of the Emerging Local Plan and the absence of any proposed modifications to relevant policies is such that it is reasonable to take a contrary view to the previous planning decisions on this site.

The scheme is considered to be of good design, taking cues from the verdant nature of Hinxworth and other developments in the area, which will have a positive impact upon the character and appearance of the Conservation Area in my view. Furthermore, the scheme has been designed in such a way that it will likely not occasion any materially detrimental impacts upon the amenities, reasonable living conditions and wellbeing of neighbouring dwellings. The scheme also seeks to retain and improve the existing orchard and provides suitable levels of car parking. As such, given the modest economic benefits alongside the contribution towards the Districts five-year-land supply, the acceptable principle with respect to Local Plan policy and sympathetic design, it is considered that there are no significant or demonstrable reasons to refuse planning permission in my view.

4.4 **Conclusion**

- 4.4.1 The proposed development is deemed compliant with the relevant Saved and Emerging Local Plan policies, as well as the general principles expressed in the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 The applicant/agent are in agreement with the proposed pre-commencement conditions.

4.7 **Climate Change Mitigation Measures**

- 4.7.1 In accordance with the consultation from Environmental Health, a condition stating that the proposed development shall incorporate an EV charging point will be implemented on any subsequent decision notice. This is in accordance with Section 14 of the NPPF 2021.
- 4.7.2 The dwelling has also been designed with other aspects of sustainable measures to ensure a high standard of energy consumption, such as tripled glazed windows/doors, air-source heating and rainwater harvesting. These are deemed acceptable as they seek to promote sustainable practices that aid in the mitigation of climate change.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

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

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

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

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

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

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

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

4. 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).

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.

5. 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: 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.

6. Before any development commences, full details of the landscaping plan for the areas surrounding the proposed dwelling are to be submitted to and agreed in writing by the Local Planning Authority. The approved details are to be implemented on site in the first planting season following the completion of the development, and maintained for as long as the development hereby approved is occupied. The details of the landscaping scheme must include the following:

- a) what new and existing trees, shrubs, hedges and grassed areas are to be retained/planted, together with the species proposed and the size and density of planting;
- b) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed;
- c) details of any earthworks proposed.

Reason: To ensure a suitable scheme is implemented on the site and in the interests of the finished appearance of the completed development.

7. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced above ground level and shall be implemented as approved.

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

8. The development shall not be brought into use until the properly consolidated and surfaced parking and turning areas have been provided within the curtilage of the site as identified on drawing number PO1. The turning space should be free from obstruction and available for use at all times.

Reason: To allow vehicles to enter and leave the site in forward gear and to ensure that the internal access road and parking areas are built to Highway Authority standards and requirements in accordance with Policy 5 of Hertfordshire's Local Transport Plan.

9. Prior to the occupation of the development the location of the waste enclosure/store for the use of the new dwelling shall be located within 15 metres of the road.

Reason: To provide adequate waste collection facilities within working distance of the adjacent highway in the interests of highway safety.

10. Prior to occupation, the proposed new dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

11. a) The recommendations detailed in section 7 of submitted "Phase 1 Geo Environmental Assessment, Land off Homefield Road, Hinxworth" Report reference UN.118.21, Version 1.0 dated 25/4/21 by Unity Environmental shall be implemented prior to first occupation of the proposed development and records retained and submitted to the Local Planning Authority.

b) Any contamination, other than that reported by virtue of condition (a) 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, the recommendations and enhancements set out in the 'Preliminary Ecological Appraisal Including a Protected Species Assessment at Land at Rear of the Cottages, High Street, Hinxworth' will be implemented on site and details of such completion submitted to the Local Planning Authority.

Reason: the site is home to a variety of local wildlife species and the measures proposed would limit the impact upon these species.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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. 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>

2. 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.