

UPDATE

Planning Control Committee Meeting 15 June 2023

Agenda Item 8

Location: Land to the West of Lucas Lane and East of Headlands, Grays Lane, Hitchin

Proposal: Erection of nine detached dwellings (2 x 3 bed, 1 x 4 bed and 6 x 5 bed) including garaging, parking, landscaping and creation of vehicular access off Gray's Lane

Submitted Plans to Determine

For clarification drawing No. 112-PS-001 Rev A is the Site Location Plan and drawing No. 112-PS-002 Rev B is the Block Plan.

In addition to those plans listed, Drawing No. 9066-D-AIA – A Tree Survey and Arboricultural Impact Assessment Drawing is a submitted Plan.

Energy and sustainability

Paragraph 4.52 is incorrect. It is confirmed that an outline Energy and Sustainability Statement was not submitted with this application and this matter is addressed by Condition 10 which requires the submission and approval of an Energy and Sustainability Statement and implementation in accordance with the approved statement.

Ecological Impact

Reference is made to a revised Ecological Appraisal and Biodiversity Net Gain Metric. This has identified a net loss of 1.17 habitat units. The applicant has confirmed that they are prepared to make a financial contribution of £15,000 for off-site provision of habitat units to mitigate the on-site net loss. Therefore, this recommendation is subject to a S106 planning obligation for the submission of a scheme and provision of a financial contribution of £15,000 that would deliver ecological enhancement in this part of North Hertfordshire, and overall Biodiversity Net Gain from this development.

S106 Obligations

Reference is made within at paragraphs 4.58 to 4.62 to S106 Planning Obligations required by Hertfordshire County Council. However, HCC's Growth and

Infrastructure Unit have now withdrawn their request for financial contributions (see Appendix A).

However, there is a requirement for a S106 obligation relating to the delivery of Biodiversity Net Gain off site.

Conditions

The conditions are amended:

Condition 8 amendments

Provision (b) amended to - location, area and species composition of the habitats shown within the approved metric to be retained, enhanced and created;

Provision (g) amended to - details and number of integrated swift boxes and integrated bat boxes (make, model and location), and hedgehog highways.

Condition 9 amended to:

No above ground construction works shall commence until the final design of the drainage scheme is completed and sent to the LPA for approval. The scheme shall be based on the approved Flood Risk Assessment and Drainage Strategy. The scheme shall also include:

1. Detailed engineered drawings of the proposed SuDS features including their, location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event.
2. Provision of half drain down times within 24 hours
3. Provision of above ground features as such permeable paving in areas of hardstanding.
4. Details regarding any areas of informal flooding (events those exceeding 1 in 30 year rainfall event), this should be shown on a plan with estimated extents and depths.
5. Details of final exceedance routes, including those for an event which exceeds to 1:100 + cc rainfall event. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

Condition 10 amended to:

Prior to above ground construction works being commenced, an energy and sustainability statement shall be submitted to and approved in writing by the LPA. All

measures shall be implemented and thereafter retained in accordance with the approved statement.

Reason: To ensure that the development is energy efficient and minimises energy use.

Hard and Soft Landscaping

No development above ground shall take place before a scheme of landscaping, in general accordance with the submitted Illustrative Landscape Masterplan (Drawing No. GUA-DR-L-002 P03) has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of the development hereby approved. Any trees, shrubs or plants that die within a period of five years from the completion the development or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.

To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the area and to comply with Policies NE2 and NE4 of the North Hertfordshire Local Plan 2011 – 2031.

Appendix A

From: Terri Brooks

Sent: 14 June 2023 09:03

To: Germaine.Asabere@north-herts.gov.uk

Cc: Natasha Rice <Natasha.Rice@hertfordshire.gov.uk>

Subject: FW: Response To Application Number 22/00516/FP at Land To The West Of Lucas Lane And East Of Headlands, Grays Lane, Hitchin, Hertfordshire, SG5 2HR

Good morning,

Hope you are well.

I note that the above application is going to planning committee tomorrow, 15/06/2023. Growth wish to withdraw their request for planning obligations as our position on seeking has recently been updated. Obligations are sought where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more and the number of dwellings is unknown. In this instance, as the development is for less than 10 dwellings and the number of dwellings are known, 9, obligations will not be sought in this instance.

Please can a verbal update be provided at planning committee to withdraw our request for obligations.

Please acknowledge this email.

Kind regards,

Terri



Terri Brooks
Growth & Infrastructure Officer

Growth & Infrastructure Unit | Sustainable Growth

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Residents' lives

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Integrity

We act
Sustainably

We champion
Equality & fairness