

<u>Location:</u>	<b>Land Adjacent to Arnolds Farm Chambers Lane Ickleford Hertfordshire SG5 3YE</b>
<u>Applicant:</u>	<b>BOYLE</b>
<u>Proposal:</u>	<b>Erection of 9 dwellings (3 x 2-bed, 4 x 3-bed and 2 x 4-bed) including parking, landscaping and installation of vehicular access off of Chambers Lane (as amended by plan nos. PL003D, PL009A, PL108A _ L01A received 02/01/2024)</b>
<u>Ref. No:</u>	22/02205/FP
<u>Officer:</u>	<b>Tom Rea</b>

**Date of expiry of statutory period:** 16<sup>th</sup> November 2022

**Extension of statutory period:** 22nd March 2024

**Reason for Delay:** Negotiations and amendments to the proposed development and in order to present the application to an available committee meeting.

**Reason for Referral to Committee:** The application site exceeds 0.5 hectares and therefore in accordance with paragraph 8.4.5 of the Council's Constitution this application is referred to the Planning Control Committee for determination.

## 1.0 **Site History**

- 1.1 Erection of residential development, refused June 1966  
Dismissed on appeal (APP/2152/A/15680) in 1967
- 1.2 Erection of 15 detached houses with garages and new access, refused March 1971.  
Appeal withdrawn.
- 1.3 Erection of 7 single storey dwellings, refused 19/7/74
- 1.4 77/00303/1: Erection of 3 detached houses, refused 14/7/77
- 1.5 78/799/1: Detached house and garage, refused 17/8/78
- 1.6 79/01463/1: Outline application for detached house, refused 8/11/79.  
Dismissed on appeal (T/APP/5255/A/79/12354/G6) 26/3/80
- 1.7 1/ 216/82: Outline application (all matters reserved) for residential development, refused 25/3/82.  
Dismissed on appeal (T/APP/5255/A/82/7401/G8) 26/10/82

1.8 1/ 242/86: Outline application (all matters reserved) for residential development, refused 10/4/86  
Dismissed on appeal (T/APP/X1925/A/86/050832/P2) 6/11/86

1.9 15/02832/1 – Outline application for 18 houses with new access road and safety improvements on Chambers Lane. Application withdrawn.

## 2.0 **Relevant Planning Policies**

### 2.1 **National Planning Policy Framework (December 2023)**

Chapter 2: Achieving sustainable development  
Chapter 5: Delivering a sufficient supply of homes  
Chapter 6: Building a strong, competitive economy  
Chapter 9: Promoting sustainable transport  
Chapter 11: Making effective use of land  
Chapter 12: Achieving well-designed and beautiful places  
Chapter 14: Meeting the challenge of climate change  
Chapter 15: Conserving and enhancing the natural environment  
Chapter 16: Conserving and enhancing the historic environment

### 2.2 **North Herts District Local Plan 2011 - 2031**

SP1 - Sustainable development in North Hertfordshire;  
SP2 - Settlement Hierarchy;  
SP8 - Housing;  
SP9 - Design and Sustainability;  
SP10 - Healthy Communities;  
SP11 - Natural resources and sustainability;  
SP12 - Green infrastructure, biodiversity and landscape;  
SP13 - Historic Environment;  
T2 – Parking;  
HS3 - Housing mix;  
D1 - Sustainable design;  
D3 - Protecting living conditions  
D4 – Air Quality  
NE2 – Landscape;  
NE4 – Bio-diversity and geological sites;  
NE7 - Reducing flood risk;  
NE8 - Sustainable drainage systems;  
HE4 - Archaeology.

### 2.3 **Supplementary Planning Documents.**

SPD – Vehicle Parking at New Developments;  
SPD – Planning Obligations.

### 2.4 **Draft Ickleford Neighbourhood Development Plan 2022 - 2035**

Policies

E2 – Protecting the landscape.  
E3 – Rural Character.  
E4 – Biodiversity.  
HE1 – Protecting and Enhancing Local Heritage Assets  
SD1 – Development within the settlement boundary.  
SD2 – New housing development.  
SD3 – High quality design.

SD4 – Provision of energy efficient buildings.  
SD5 – Water Management.  
MTT1 – Provision for pedestrians, cyclists and horseriders  
MTT2 – Car parking

**Note:**

The Ickleford Neighbourhood Plan (INP) will be the subject of a referendum on 14 March 2024. If the referendum is in favour then it will proceed to be 'made' and then form part of the Development Plan. Accordingly, the policies in the NP are not given full weight until the INP has been 'made'. However, given the advanced stage of the that the INP has now reached in the process relevant policies have been given significant weight.

3.0 **Representations**

3.1 Hertfordshire Highways: Raise no objection

3.2 NHDC Environmental Health:

Noise – Recommends a condition re hours of construction

Land contamination – Recommends a condition requiring a Phase 2 contamination investigation report

Air Quality – Recommends a standard EV recharging condition

3.3 Anglian Water:

Provides standard advice – no conditions required

3.4 National Grid:

Advises that there are no National Grid gas assets affected in the area

3.5 Ickleford Parish Council (comments on amended scheme)

The Parish Council strongly object and their comments can be summarised as follows:

- The development is too large for the site area
- There would be encroachment on Ickleford's village heritage, and specifically the Conservation Area
- Dangerous proposed entrance and exit
- Ecology, Connectivity and Biodiversity destruction issues
- Waste and sewerage overloading issues

3.6 Hertfordshire County Council Rights of Way officer:

'While the development does not directly affect any Rights of Way, there are three Public Footpaths that run around the outside perimeter of the proposed development site (Ickleford 5, 11, & 12). Care must be taken during any work to ensure that the safety of the public using the Rights of Way is protected. At no point should any of the routes be restricted, narrowed, or otherwise obstructed; if it becomes necessary for any reason to close a route on safety grounds, then a Temporary Traffic Regulation Order must be applied for and granted by Hertfordshire County Council before works take place'.

3.7 HCC as Waste and Minerals authority:

'The Minerals Planning Authority would like to condition the opportunistic extraction and subsequent use of sand and gravel deposits within the developments wherever possible. Opportunistic use of minerals will reduce the need to transport sand and gravel to the site and make sustainable use of these valuable resources. The authority has no concerns in relation to waste safeguarding matters'

3.8 NHDC Waste services:

Provides general advice on waste storage and collection matters.

3.9 Historic England:

Advise that it does not wish to provide any comments.

3.10 NHDC Conservation officer:

No response

3.11 NHDC Ecology officer:

Concerns that the proposal would fail to deliver biodiversity net gain. Advises that the applicant will need to evidence how the loss of biodiversity will be offset elsewhere to ensure compliance with policy. Makes further recommendations in respect of onsite landscaping to provide some compensation for lost habitat on site. Recommends that a Landscape and Ecological Management Plan and a Construction Environmental Management Plan are secured by conditions.

3.12 Lead Local Flood Authority:

Advises that it does not have significant concerns regarding the existing flood risk on site. There is not obvious potential for the proposed development on the site to reduce existing flood risk in the surrounding area. These proposals would not increase the flood risk on site or off site, provided national and local SuDS/surface water drainage requirements are considered in the site design.

3.13 HCC Historic Environment Officer:

Requests standard archaeological Written Scheme of Investigation conditions

3.14 HCC Growth & Infrastructure

No response to amended plans consultation

3.15 Site Notice / Adjacent occupiers:

Several comments have been received raising concerns. Full details are on the web site.

Issues raised include the following:

- Contrary to previous NHDC assessment ruling out as a housing site
- Adverse effect on heritage assets
- Adverse effect on ecology / local wildlife / loss of habitat
- Further pressure on local infrastructure
- Detrimental to highway and pedestrian safety including local school children
- Proposal ill considered and inappropriate for this location
- Adverse effect on the use of the Alleyfield Burial Ground
- Development not in keeping with the historic character/ pattern of the area
- Biodiversity net gain assessment has not been undertaken
- Loss of privacy and overshadowing of Raymond Cottages

#### 4.0 **Planning Considerations**

##### 4.1 **Site and Surroundings**

- 4.1.1 The development site comprises an irregular shaped site of approximately 0.55 hectares (1.36 acres) located on the north side of Chambers Lane, Ickleford. The application site was formerly part of Arnolds Farm and has been redundant from any agricultural use for many years. The site is within the village boundary following the adoption of the Local Plan in November 2022. A small section of the eastern part of the site is within the Ickleford Conservation Area.
- 4.1.2 The application site is currently unused. There are some variations in levels across the site although none are significant. The site is approximately 4 – 6 ft lower than the Alleyfield footpath which runs along the northern boundary. The site has a hedgerow boundary some 3 – 4m high along the Chambers Lane frontage (approximately 75m in length). The site also has for the most part a hedgerow boundary with Raymond Cottages to the east and there is part hedgerow with some trees along the boundary with footpath 11. Beyond footpath 11 to the north is the now established Ickleford Burial Ground.
- 4.1.3 On the south side of Chambers Lane is the established residential area of Ickleford village comprising terraced and detached two storey housing. Further to the south is the village Green. To the east are terraced properties forming Raymond Cottages and immediately to the south eastern corner of the site the former farmhouse of Arnolds Farm. (Grade II listed) and its outbuildings. To the north west of the site is the Ickleford Recreation Ground.
- 4.1.4 Ickleford Footpath 011 runs along the northern boundary of the site connecting the recreation ground and footpath 12 with Ickleford Footpath 005 leading to Raymond Cottages and Upper Green.
- 4.1.5 Chambers Lane and Upper Green are both unclassified roads maintained by Hertfordshire County Council as the local highway authority.
- 4.1.6 There is a small gated access from the site onto Chambers Lane. Chambers Lane has a carriageway width of approximately 4.6m adjacent to the site. There is no footpath along this part of Chambers Lane including the site frontage.

##### 4.2 **Proposal**

- 4.2.1 This is a full application (as amended in January 2024) for the erection of 9 houses and all ancillary works including means of access, proposed new footpath and landscaping. The development would comprise of 3 x 2-bed, 4 x 3-bed and 2 x 4-bed dwellings.
- 4.2.2 The proposed development would be partly fronting Chambers Lane with Plots 1 – 4 facing the lane with back gardens to the rear and Plot 5 being located sideways on to the lane backing onto footpath No. 12. The remaining properties – plots 6 – 9 would be arranged around a small cu-de-sac in the centre of the site. All of the properties would be two storey with standard two storey eaves level with no roof dormers. The properties would be of traditional appearance with gabled roofs and front gables, chimneys, porches, brick headers over windows and brick plinths. External materials will include red multi-face brickwork, dark stained timber boarding, clay roof tiles and timber windows.
- 4.2.3 The existing redundant access onto Chambers Lane will be closed and a new vehicular and pedestrian access proposed to serve the development sited to the north west of the junction with Boswell Drive. The new access would be a sharded surface in block paving and 4 x visitor parking spaces would be provided off the turning head within the site. A new 2 metre wide public footpath would be provided along the entire Chambers Lane frontage linking the footpath that terminates at the recreation ground with the village green.
- 4.2.4 In terms of landscaping, the majority of the existing Chambers Lane hedgerow will be removed and replaced with the new footpath and new low level landscaping with some new tree planting. The remaining hedgerow around the western, northern and eastern boundaries will be retained and supplemented with new tree planting.
- 4.2.5 The application is supported by a preliminary ecological appraisal, preliminary investigation report, energy strategy statement and transport and highway technical note.

### 4.3 **Key Issues**

#### 4.3.1 Principle

- 4.3.2 Local Plan Policy SP1 seeks to ensure that existing settlements in the District are the focus for new housing and employment development. Ickleford is identified in Policy SP2 of the Plan as a large village along with 4 others in the district within which approximately 13% of the district's housing will be provided within the Plan period. The application site, under the provisions of the Local Plan 2011 – 2031, is undesignated land within the settlement boundary of Ickleford, meaning there is no objection to the principle of residential development on this site – subject to all other material considerations.
- 4.3.3 It is acknowledged that reference has been made to the previous sustainability appraisal of this site by the Local Planning Authority as part of the Local Plan housing allocations strategy for the adopted Local Plan 2011 – 2031. The site was not taken forward as an identified housing site in the Plan however the site was removed from the Green Belt and included within the village boundary – similar to the Lodge Court, Turnpike Lane site within the village which now has an extant permission housing. Policy SP2 allows for a range of development types and uses within the settlement boundaries in principle and points to the importance of allowing the growth of villages in order to allow those communities to continue to function.
- 4.3.4 In the Draft Neighbourhood Plan the site is not covered by any specific designation or specific policy. Policy C2 of the draft NP identifies several key open spaces and recreational facilities including the Alleyfield Burial Ground and Ickleford Recreation

Ground which lie adjacent to the application site. The development proposals are wholly confined to the Arnolds Farm site and do not encroach upon any of these areas.

4.3.5 The inclusion of the site within the village envelope allows for the assessment of any development proposals on their merits having regard to all relevant considerations including the impact on heritage assets. This assessment is undertaken below and the weight given to all material considerations is set out in the planning balance.

4.3.6 Impact of the development on the character and appearance of the area

4.3.7 Paragraph 135 of the National Planning Policy Framework seeks to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.3.8 Policy D1 of the Local Plan ('Sustainable Design') provides more detailed advice on the criteria for acceptable development advising that development should 'respond positively to the site's local context' and enhances its surroundings.

4.3.9 Policy SD1 of the draft NP states: *'New development, including housing, small scale employment uses and community facilities will be supported on infill or redevelopment sites inside the settlement boundary where there is no adverse impact on existing residential, employment and community uses. All development proposed should have no significant adverse impact on the amenity of the occupiers of neighbouring properties through loss of privacy; overshadowing; overbearing by a building or structure; car parking; removal of mature vegetation or landscaping and additional traffic resulting from the development'*

4.3.10 The application site is largely enclosed by hedgerow and trees with the hedgerow varying in thickness around the site with some gaps allowing views into and across the site. The interior of the site has no remarkable landscape features being previously cleared and now containing scrub which has been maturing over the last few years. The hedgerow and intermittent trees around the site form its key characteristic. Its edge of settlement

location is emphasised by views from the surrounding public footpaths of mainly housing development, most notably development along Chambers Lane and Raymond Cottages close to the eastern boundary of the site. Landscaping within and around the site boundaries has not been managed well and the site has a somewhat unkempt appearance. Nevertheless, the site provides a transition between the more built up south side of Chambers Lane and the public open spaces to the north and north west.

- 4.3.11 The development of the site for housing would inevitably change the character and appearance of the immediate area however the proposal is for a low-density residential scheme of approximately 19 dwellings per hectare, less than the density of housing along Chambers Lane and Raymond Cottages thus recognising its edge of village location and the proximity of open land to the north. The low density allows for significant spacings between dwellings and the retention of boundary planting. In fact, the provision of built development onto the site would project no further north than the housing along Raymond Cottages which includes a recently constructed additional dwelling at the northern end of the row of cottages.
- 4.3.12 The proposed development seeks to retain the hedgerow and trees on the western, northern and eastern boundaries however the southern boundary hedgerow of approximately 70 metres will be removed. The Chambers Lane frontage will contain a new footpath with new shrub and tree planting and this landscaping mitigates to some degree the loss of the hedgerow although it is accepted that the soft landscaped appearance of this part of the lane will be diminished.
- 4.3.13 The Chambers Lane frontage of the development will represent probably the most significant change to the street scene and the consequently the public perception of the site. That said, Plots 1 – 4 present their main aspects to Chambers Lane similar to most of the existing properties along the lane (Nos 1 – 10 inc) where there are driveways and low-level planting fronting the carriageway. The gaps between Plots 1 – 4 allows for views through the site and the open space to the north. Plot 5 is sideways on at its junction with the new access road into site but this is similar to the pattern of housing at the junction with Boswell Drive.
- 4.3.14 The proposed dwellings are all limited to two storey with no roof dormers and each dwelling is of a traditional design and appearance using materials that are common to the surrounding properties. The scale and appearance of the dwellings would therefore be consistent with the wording in Policy SD3 of the NP.
- 4.3.15 There will be some degree of change to the character and appearance of the site however draft Policy SD1 of the Neighbourhood Plan supports infill or redevelopment sites within the settlement boundary and the proposed revised layout and house designs has produced a more bespoke form of development than can assimilate and integrate well with the particular characteristics of this site and its surroundings.
- 4.3.16 In terms of how the development will be experienced from the surrounding public footpaths there will be views over the hedgerows of the new development from footpaths 5, 11 and 12. Footpath 5 already has built development along both sides for a significant length of the path and proposed plots 8 and 9 are set well into the site so as to limit any physical impact. People using footpath 11 along the northern boundary of the site will be more aware of the urban extent of the village however the new development will be at least 6 – 8 metres away from the footpath behind the existing

hedgerow and the open aspect of the footpath to the north across the burial ground will remain unaffected. Footpath 12 runs in a northerly direction from Chambers Lane. The development will be visible in approaches to the village along this footpath but again set against the backdrop of existing housing in Chambers Lane. Plot 5 is sited several metres away from the hedgerow boundary with FP 12 and thus does not have any particularly negative impact on the footpath. It is acknowledged that the development will change the experience enjoyed currently by users of the surrounding footpaths particularly through change to vistas across the site from them however there will be no direct impingement of the networks.

4.3.17 The development will establish a small cul-de-sac but these are not uncommon features of the grain and pattern of development in this northern part of the village.

4.3.18 The development proposes a mix of housing – seven of the dwellings being either 2 or 3 bedroom dwellings. This provision of smaller units would be in accordance with Policy SD2 of the NP (as amended by the Examining Inspector) as follows:

*‘On developments of 3 – 10 dwellings and sites not required to provide affordable housing, the size and mix of dwellings should respond positively to the most up-to-date information available on local housing need. Development proposals which include smaller homes (1-3 bedrooms) will be particularly supported.’*

Ickleford Housing Needs Assessment, 2021

4.3.19 A small part of the eastern side of the application site falls within the Ickleford Conservation Area however no development is proposed within this part of the site (see impact on Heritage Assets below for a full assessment).

4.3.20 In summary, taking into account the above described features of the development and having regard to the surroundings of the site, I consider that the development would be consistent with the guidelines in the NPPF requiring high quality and inclusive design and be consistent with Policies SP9 and D1 of the Local Plan which require new development to be well designed and located and to respond to its local context. Furthermore, the proposals would, in my opinion, be generally in accordance with many of the policies set out in the soon to be adopted Neighbourhood Plan policies particularly those policies concerning the location of development and the design /layout and appearance of new development (Policies SD1, SD2 and SD3).

4.3.21 Impact on Heritage Assets

4.3.22 Paragraph 205 of the National Planning Policy Framework (the Framework) advises that when considering the impacts on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. In addition, section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest possessed. Furthermore, section 72(1) of the Act requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of conservation

areas. Policy HE1 of the Local Plan and paragraph 195 of the NPPF requires Local Authorities to take account of development affecting the setting of a heritage asset. Policy HE1 of the NP (as amended by the NP Examining Inspector) also requires the protection of three local heritage assets.

4.3.23 The heritage assets affected by this development are the Ickleford Conservation Area and the Grade II listed buildings at The Plume of Feathers Public House, St. Katherine's Cottages and the dwelling at Arnolds Farm. The wider setting and views of / from the Church of St. Katherine (Grade I listed) is also an important consideration.

4.3.24 The Ickleford Conservation Area Character statement (ICACS) (2019) describes the character of the Conservation Area (CA) as '*..a relatively urbanised, densely settled neighbourhood, characterised by an even distribution of historic buildings and modern infill*'.

There are several references to the north western part of the CA and Arnolds Farm & Chambers Lane as follows:

*The organic and loose arrangement of 17th century buildings situated around Arnolds Farm (1103232) has preserved the historic character in the north-western corner of the Conservation Area. Arnolds Farm presents its southern gable end facing the road, while the Plume of Feathers public house (1295731) is an unusual T-shaped building exhibiting a later lean-to extension added to its side. These buildings are highly visible, situated close to the road margins, with limited tree or hedgerow screening.*

*The larger Arnold's Farm (1103232) and public house (1295731) combine with the surrounding smaller vernacular cottages to provide a historic setting to the north-western corner of Ickleford Conservation Area.*

*Trees and hedgerows also provide soft planted margins to the edges of Chambers Lane. These offer a countryside setting to the north-western margins of Ickleford where the village meets surrounding agricultural land.*

*View from Chambers Lane, looking south-east from exit of Conservation Area. View shows the relatively rural character of this area, with trees and hedgerow opposite listed Plume of Feathers public house (1295731). The densely planted village green is in the distance. This part of Ickleford is consistent with the countryside setting beyond Conservation Area boundary (KV3).*

4.3.25 The special interest and significance of this part of the Ickleford Conservation Area is derived largely from the quality, range and variety of historic buildings within it but also from the narrow lanes, tree and hedge planting and a general rural village quality.

4.3.26 Only a relatively small portion of the eastern and south eastern part of the site is within the Ickleford Conservation Area. The western boundary of the CA does not follow any defined features on the ground and the very south eastern part appears to bisect the residential curtilage of the dwelling at Arnold Farm leaving the listed building in the CA and the majority of the garden outside of it. There will be no built development within the CA part of the site – only the gardens to plots 8 & 9 and the parking area and side garden to plot 1. The existing hedgerow along the eastern and part of the northern boundary within the CA is not proposed to be removed or affected by the proposed development.

- 4.3.27 The ICACS also identifies key views throughout the CA the nearest being KV3 looking south east along Chambers Lane from the Boswell Drive junction towards Upper Green and the significant trees and areas of trees within the Green and along the lane within the CA. Apart from a very small portion of the south east corner of the site where plot 1 is proposed the Key View 3 vista is not affected by this development.
- 4.3.28 Arnold Farm is Grade II listed and its curtilage abuts the application site. The Plume of Feathers public house lies to the south east of the site on the opposite side of Chambers Lane. The front entrance of the pub faces Upper Green. St. Katherine's Cottages lie further to the south of the pub. As noted on the individual listing descriptions for all these properties the significance of these heritage assets lies wholly with the buildings and structures themselves deriving their heritage significance mainly from the evidential value of their historic fabric and layout rather than their curtilage or wider area around them. None of these buildings rely on the application site for their special interest and there is now no functional association with the site (as may have been the case with Arnolds Farm in the past).
- 4.3.29 The Church of St. Katherine is over 120 metres to the south east of the application site separated by housing development and the Chambers Lane and Greenfield Lane carriageways and screened by the many trees in the locality. Whilst the church is of substantial significance given its Grade 1 status, the proposed development would have no significant impact on the historic character or setting of the building given its distance from the application site and the separation provided by the intervening housing development, roads and landscaping.
- 4.3.30 In terms of non-designated heritage assets Nos 1 & 2 Greenfield Lane, 7 St. Katherine's Cottages and Nos 1 – 6 Upper Green are identified as buildings that contribute to the character of the CA. The proposed development does not directly affect these buildings or their setting. These buildings face either Greenfield Lane or the village green and are separated from the application site by other development. As a result of these factors it is unlikely that there would be any demonstrable harm to these buildings as non-designated heritage assets.
- 4.3.31 In terms of design, the proposals feature mainly detached dwellings with a pair of link detached dwellings. Detached dwellings are a particular feature of this part of the village west of the historic core and outside of the CA (e.g. Boswell Drive). Plots 1 – 4 would face Chambers Lane continuing the pattern of development in the lane of street facing development incorporating small front gardens and domestic parking with driveways. As mentioned above the properties would be of traditional appearance with gabled roofs and front gables, chimneys, porches, brick headers over windows and brick plinths. External materials will include red multi-face brickwork, dark stained timber boarding, clay roof tiles and timber windows. All of the external materials, as well as hardsurfacing, can be controlled by condition to ensure the highest standard of finish appropriate to the context of the site. Overall it is considered that the standard of design and choice of materials is acceptable for this site at the margins of the conservation area and within the setting of or nearby to listed buildings.
- 4.3.32 There is no formal identification in the ICACS of the small part of the CA within the site as an important space but this does not mean that it is not a positive feature of the conservation area. Nonetheless, the absence in the scheme of any built development in the CA part of the site ensures that its contribution to the special character of the CA remains.
- 4.3.33 The proposed development is within an Area of Archaeological Significance which includes the historic core of Ickleford and the Church of St. Katherine to the south. The historic environment officer at Herts County Council advises that the site has potential

for significant prehistoric remains as well as evidence for medieval to post-medieval activity associated with the development of Ickleford and Arnolds Farm and as such requires the archaeological evaluation of the site via trial trenching prior to any development commencing. Appropriate archaeological conditions are recommended should permission be granted.

4.3.34 It is acknowledged that the loss of hedgerow along the Chambers Lane frontage would be a negative aspect of the scheme, even with the replacement planting as proposed and that there would be some dilution of the country lane feel and green margin character of Chambers Lane. Whilst not ideal I do not consider that this aspect of the scheme is fatal to the overall acceptability of the proposal as there is the major benefit of the development addressing the street scene and being a more inclusive and integrated part of the village rather than turning its back on Chambers Lane plus there is the significant benefit of the new footpath (refer to highway comments below).

4.3.35 Having regard to all aspects of the above heritage assessment, I consider that the proposed development, once fully completed and landscaped, would have limited impact on the special character of the Conservation Area and a neutral impact on the nearest listed buildings. Heritage assets of archaeological interest can be protected through appropriately worded planning conditions. Paragraph 208 of the Framework states that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. This issue is addressed in the planning balance below however in overall conclusion on the impact on heritage assets it is considered that, the proposed development, through its low density and appropriate layout and design, has potential to make a positive contribution to local character and distinctiveness consistent with Paragraph 203 of the Framework.

#### 4.3.36 Highway impact and parking

4.3.37 The main vehicular and pedestrian access to the site is proposed via a 5.5m wide carriageway off Chambers Lane approximately 35m north west of the Boswell Drive junction. Chambers Lane has a carriageway width of approximately 4.2m and is subject to a 30mph speed limit. There is no footway provision on Chambers Lane in the vicinity of the site. The application is accompanied by a Transport & Highways technical note (TN). The TN assessed traffic impact for the original 10 unit scheme however this is now reduced to 9 units following the submission of amended plans in January 2024.

4.3.38 As part of the development, it is proposed to widen the existing carriageway on Chambers Lane to 4.8m along the site frontage. This will ensure that two vehicles will be able to pass comfortably. In addition, a 2m wide footway of approximately 60m in length is proposed on the northern side of Chambers Lane to provide a pedestrian route to the site. This footway would also be of benefit to existing residents on Chambers Lane since there is currently no formal footway provision.

4.3.39 Within the site, this footway would continue for a short distance, following which residents could safely share the carriageway with vehicles. Given this road would only serve five dwellings, it is considered that the number and speed of vehicle movements would be low, such that this would safely operate as a shared surface with no requirement for formal footways within the site. Visibility splays of 2.4m x 43m are provided at the junction of the site with Chambers Lane and are sufficient for the 30mph speed limit. A swept path analysis is shown in the appendices of the TN that demonstrates that refuse and service vehicles can enter and leave the site in forward gear.

4.3.40 Traffic generation has been calculated using the TRICS database and this indicates that the development of 9 dwellings would result in 5 vehicle movements during the AM and

PM peak hours. The TN concludes that these levels traffic can easily be accommodated by the proposed site access and are not expected to significantly affect the local highway network.

- 4.3.41 Each dwelling would be provided with at least two parking spaces and 4 x visitor parking spaces area provided off the turning head. This provision of 22 parking spaces and 4 visitor parking spaces comfortably meets the standards as required by the Council's Car Parking Standards document (Appendix 4 of the Local Plan). The garages to plots 5, 6, 7, 8 & 9 are oversized to ensure sufficient room for cycle and scooter storage. The parking provision does not result in the loss of off-road parking and therefore complies with Policy MTT2 of the draft NP (as amended by the Examining Inspector).

It is considered that the level of parking proposed strikes the right balance between ensuring that there is sufficient on-site parking to meet the reasonable needs of the occupiers of the dwellings and visitors and thereby avoid parking in surrounding roads but also to ensure that the development promotes sustainable transport modes such as walking, cycling and the use of public transport.

- 4.3.42 Policy MTT1 of the draft NP (as amended by the Examining Inspector) reads:

*'Wherever practicable, development proposals should upgrade, enhance existing pedestrian routes, and connect into them. The development of new links within the village, to neighbouring villages and to the wider countryside will be supported.'*

*'As appropriate to their scale, nature and location development proposals should include measures that that keep traffic speeds low and improve the provision of footways and access for pedestrians and cyclists and horse riders. Any such new roads, junctions, footways, and traffic management measures should be designed to complement the rural character of the village and respond positively to local heritage.'*

The provision of the new footpath across the front of the site is a major benefit of the scheme that improves pedestrian accessibility in this part of Chambers Lane and will be of particular benefit to disabled pedestrians and families with schoolchildren going to and from the primary school. The footpath will also connect to the wider footpath network.

In highway terms the proposed development is considered to be compliant with Policy MTT1 of the NP as well as paragraph 11.12 *'where new development is proposed, the footway network should be improved to assist in encouraging pedestrians'* and paragraph 12.2 which states the aspiration for a footway along Chambers Lane.

- 4.3.43 The Highway Authority have not raised any objections to the proposed scheme as amended down to 9 dwellings. The full details of the footway and its connections to the existing network of paths will be subject to a Section 278 Agreement under the Highways Act. No specific highway conditions are requested by the Highway Authority.
- 4.3.44 Paragraph 115 of the NPPF states that *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'*. In this case there is no objection raised by the highway authority and given the sustainable location and the limited scale of the development it is unlikely that there would be any unacceptable and/or severe highway impacts.

- 4.3.45 Living conditions and general amenity

- 4.3.46 In terms of existing residents, whilst the proposed development would be visible it is not envisaged that there would be any direct impact on local residents. Matters of

construction noise etc can be dealt with via a Construction Management condition and informative.

4.3.47 Each of the dwellings would meet the minimum space standards required by the Government document 'Technical housing standards – nationally described space standard' (2015) and garden sizes for each of the dwellings would be proportionate to the size of each dwelling.

4.3.48 The comments of the Ickleford Burial Ground Trust raising concerns as to the impact of the development on the peace and tranquillity of the burial ground are acknowledged. However, any potential adverse impact from construction noise can be controlled by a Construction Management Plan. Residential uses adjacent to churchyards and burial grounds is not uncommon (for example the close proximity of housing to St. Katherines churchyard) and in any event the buffer between the development site and the burial ground provided by the public footpath and retained hedgerow should be sufficient to minimise the impact of the development on users of the burial ground to an acceptable degree.

#### 4.3.49 Environmental matters

4.3.50 The site is located within Flood Risk Zone 1 which is considered to be at very low risk to fluvial and surface water flooding. The site is under 1 hectare and therefore there is no requirement for a Flood Risk Assessment and the Lead Local Flood Authority and Anglian Water have not requested any conditions should permission be granted. The comments of the Parish Council raising concerns with regard to the capacity of the local infrastructure to deal with rainwater and sewage are acknowledged however and therefore it is recommended that a surface water drainage strategy, adopting the principles of sustainable urban drainage, is secured by planning condition should permission be granted.

4.3.51 The application is supported by a Preliminary Ecological Appraisal dated July 2021. Although out of date the report does recommend further surveys and the need for both a Landscape and Ecological Management Plan and a Construction Environmental Management Plan as also requested by the Council's Ecology officer. There are several aspects of the scheme that are not satisfactory from an ecology / biodiversity perspective. These include the loss of scrub habitat within the site and the removal of the hedgerow along the Chambers Lane frontage such habitat loss which cannot be compensated for on site. The provision of new tree planting and bee lawn will not fully mitigate the impact of the habitat loss. Policy NE4 of the Local Plan requires net gains for biodiversity and geodiversity and this cannot be achieved with this development as currently proposed. The Environment Act 2021 does allow for compensatory off-site habitat to be secured by condition or planning obligation and the Council's Service Manager (Greenspace) has indicated that there are a number of local projects identified in the Greenspace Action Plan at Oughtonhead Common that would be appropriate to receive investment to achieve Biodiversity Net Gain. The applicant is willing to provide a financial contribution towards the delivery of such identified BNG projects managed by the Council and the appropriate mechanism to achieve this would be via a Unilateral Undertaking. It is therefore recommended that should permission be granted it is subject to a satisfactory unilateral undertaking being submitted and approved by the Local Planning Authority.

4.3.52 Matters relating to noise, land contamination and air quality can all be dealt with by planning conditions and/or informatives.

4.3.53 The application is supported by an Energy assessment which has assessed what carbon reducing or zero carbon measures could be incorporated into the scheme which could

future proof the development against the challenge of climate change. The renewable energy technology summary in the report recommends the installation of Ground Source Heat Pumps (GSHP's) and a fabric and building efficiency strategy as the two technologies that will be applied to the development to reduce carbon emissions. A condition is recommended requiring the development to be carried out in accordance with the submitted energy strategy. The energy strategy would be broadly in line with NP policy SD4 which seeks the provision of energy efficient buildings. With regard to water management and with the requirements of Policy SD5 of the NP in mind (Water Management) a condition is recommended to secure full details of the water management strategy for the site such as the inclusion of water efficient fittings and appliances, water harvesting, grey water recycling, and provision of water storage features.

#### 4.3.54 Planning Obligations

4.3.55 Planning obligations should only be sought for residential developments that are major development, which is defined in the National Planning Policy Framework as development 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 case although the site area exceeds 0.5 ha the number of dwellings is specified as 9 units. The site also falls below the 11-unit threshold for requiring affordable housing as set out in Policy HS2 of the Local Plan. In these circumstances the Local Planning Authority will not seek a formal Legal Agreement in respect of affordable housing or local infrastructure.

4.3.56 Notwithstanding the above, the applicant has been made aware that the development is unlikely to achieve a bio-diversity net gain without compensatory BNG being provided and a solution has been identified to achieve these mitigation works off-site on land managed by the Council at nearby Oughtonhead Common. This will require a financial contribution and the applicant has agreed to this in principle. This matter can be handled by way of a Unilateral Undertaking offered by the applicant.

#### 4.3.57 Planning Balance and conclusion

4.3.58 Section 5 of the Framework seeks to significantly boost the supply of housing and identify opportunities for villages to grow and thrive especially where this will support local services including the school (paragraph 83). This proposal would deliver 9 dwellings which is a modest number in terms of the overall number of dwellings being delivered through allocated sites in the Local Plan. However, there is provision within the Plan for housing to be delivered through smaller 'windfall' sites (such as Arnold Farm) within the settlement boundaries. Furthermore, the location of the site in a large village where there is access to a range of facilities and services, underpins the three objectives of achieving sustainable development set out in the NPPF. The delivery of housing in this sustainable location therefore attracts significant weight in the planning balance.

4.3.59 The development will provide a footpath along part of Chambers Lane where there is currently no such provision. This would not only improve pedestrian safety especially for schoolchildren and those with limited mobility / wheelchair users but would also meet one of the aspirations of the Neighbourhood Plan to achieve a footpath along Chambers Lane as supported by Policy MTT1. Significant weight can be attached to this benefit.

4.3.60 The proposal would provide a range of economic benefits including through construction and related services employment and additional spending in the local economy. However, these benefits would apply to any new housing in most locations and therefore limited weight can be given to this benefit.

4.3.61 The development will result in the loss of a significant length of hedgerow along Chambers Lane without an equivalent replacement. This will detract from the existing

country lane feel and green margin character of Chambers Lane consequently there would be moderate harm to the character and appearance of the area.

- 4.3.62 The proposals are unlikely to achieve bio-diversity net gain on site however this can be compensated for by an off-site BNG project on land managed by the Council and funded by the applicant. Subject to the satisfactory completion of the mitigation works this issue is neutral in the planning balance.
- 4.3.63 The vast majority of the development lies outside of the Conservation Area and there would be limited, if any impact on the setting of nearby listed buildings given that the site has no functional relationship with these buildings. Any harm to heritage assets would be less than substantial for the purposes of assessment under paragraph 208 of the Framework and this harm potentially offset by the public benefits of the delivery of housing and new footpath.
- 4.3.64 It is considered that there would not be severe impacts on the local highway network, indeed there would be safety benefits through the provision of the footpath as identified above. Traffic generation would be very limited and adequate occupier and visitor parking is provided on site.
- 4.3.65 In terms of other harms there would be some limited short-term harm relating to disturbance to neighbouring properties in the vicinity during construction works, however such harm can be mitigated by planning conditions.
- 4.3.66 Overall, it is considered that the social and economic benefits of the delivery of housing and a new public footpath outweighs any limited environmental harm that could be mitigated by planning conditions and an off-site contribution to BNG works. Accordingly, the presumption in favour of sustainable development applies and permission could be granted subject to conditions and a satisfactory unilateral undertaking.

### **Alternative Options**

None applicable

### **Pre-Commencement Conditions**

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

## **5.0 Legal Implications**

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

## **6.0 Recommendation**

- 6.1 That planning permission be **GRANTED** subject to the following:

- a) The completion of a satisfactory unilateral undertaking to secure off-site Bio-diversity net gain and
- b) The following conditions and informatives:

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

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

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

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

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

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

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, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

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, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

6. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting

season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

7. No gate(s) shall be erected across the access to the site for the life of the development without prior written consent from the Council first being obtained.

Reason: To ensure an inclusive form of development and 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. 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).

9. No development shall take place before details of the proposed finished floor levels; ridge and eaves heights of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding property. The development shall be carried out as approved.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to comply with Policy D1 of the Local Plan

10. 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 and to comply with Policy D4 of the North Hertfordshire Local Plan 2011 to 2031.

11. Prior to the first occupation of the development hereby permitted, surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the LPA. Before any details are submitted to the LPA an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the LPA. Where a sustainable drainage scheme is to be provided, the submitted details shall:

12. No development approved by this permission shall take place until a Phase 2 investigation report, as recommended by the previously submitted Ian Farmer (1998) Associates Ltd report dated June 2021 (Ref: 2240426), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

13. Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

14. 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 ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication, and the protection and preservation of archaeological features of significance, in accordance with North Hertfordshire Local Plan Policy HE4 and Section 16 of the NPPF 2021

15. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following.
- a) Description and evaluation of features to be managed.
  - b) Aims and objectives of management.
  - c) Appropriate management options for achieving aims and objectives.
  - d) Prescriptions for management actions.
  - e) Preparation of a work schedule (including an annual work plan capable of being rolled forward).
  - f) Details of the body or organization responsible for implementation of the plan.
  - g) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure biodiversity net gain and in order to comply with the requirements of the Environment Act 2021 and Policy NE4 of the Local Plan

16. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall be informed by an up to date ecological appraisal and include the following;
- a) Risk assessment of potentially damaging construction activities.
  - b) Identification of "biodiversity protection zones".
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timing of sensitive works to harm to biodiversity features.
  - e) The times during construction when specialist ecologists need to be present on site to oversee works.
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: To safeguard local biodiversity and to comply with Policy NE4 of the Local Plan

17. Prior to the commencement of above slab level construction, details of measures to achieve water management efficiency such as water efficient fittings and appliances, water harvesting, grey water recycling, and providing water storage features, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To comply with Section 14 of the NPPF, Policy D1 of the Local Plan and Policy SD5 of the Neighbourhood Plan.

18. The development hereby approved shall be carried out in accordance with the selected low / zero carbon technologies identified in the submitted Energy Strategy by Briary Energy dated November 2021.

Reason: To ensure compliance with Section 14 of the NPPF and Policy D1 of the Local Plan and Policy SD4 of the Neighbourhood Plan.

**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:**

**Rights of Way Informative:**

The applicants attention is drawn to the comments of the County Council's Rights of Way officer regarding any impact of the development on the surrounding public footpaths and the potential need for a Temporary Traffic Regulation Order

**ENVIRONMENTAL HEALTH INFORMATIVES:**

1. 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.
2. 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.

**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>