

Location: **Land Adjacent To Oaklea And South Of  
Cowards Lane  
Codicote  
Hertfordshire  
SG4 8UN**

Applicant: **Christopher c/o agent**

Proposal: **Reserved Matters application for approval of the details of the appearance, landscaping, layout and scale of the development for 80 dwellings including streets, car parking, open space and associated works (pursuant to outline application 17/01464/1 granted 02.11.2022) (as amended by plans and documents received 30th October, 29th November, 20th and 22nd December 2023 and 4th January, 7th February, 7th March and 18th April 2024).**

Ref. No: 23/00743/RM

Officer: **Naomi Reynard**

### **Reason for delay**

Detailed negotiations and re-consultation on amended plans and documents.

### **Reason for Referral to Committee**

The site area for this application for residential development exceeds 0.5ha and therefore under the Council's scheme of delegation, this application must be determined by the Council's Planning Control Committee.

#### **1.0 Relevant History**

- 1.1 16/02750/1PRE - Residential development to provide up to 88 dwellings (C3) – Response provided.
- 1.2 17/00975/1SO - Screening Opinion: Proposed outline application for residential development of up to 88 dwellings (all matters except access reserved) – Decision: Environmental Impact Assessment not required. (26.05.2017)
- 1.3 17/01464/1 - Outline application for a residential development for up to 83 dwellings (all matters reserved except access) (as amended by plans and documents received 4th January 2019 and 21st January 2022). Granted on 2<sup>nd</sup> November 2011.

- 1.4 The applicant has also submitted applications for approval of details reserved by condition in relation to various conditions to the outline planning permission ref. 17/01464/1. Some of these applications have been determined.

## **2.0 Policies**

### **2.1 North Hertfordshire District Local Plan 2011 – 2031**

Policy SP1: Sustainable Development in North Hertfordshire  
Policy SP2: Settlement Hierarchy  
Policy SP6: Sustainable transport  
Policy SP8: Housing  
Policy SP9: Design and sustainability  
Policy SP10: Healthy communities  
Policy SP11: Natural resources and sustainability  
Policy SP12: Green infrastructure, biodiversity and landscape  
Policy SP13: Historic Environment  
Policy T1: Assessment of transport matters  
Policy T2: Parking  
Policy HS1: Local Housing Allocations  
Policy HS2: Affordable Housing  
Policy HS3: Housing Mix  
Policy HS4: Supported, sheltered and older persons housing  
Policy HS5: Accessible and adaptable housing  
Policy D1: Sustainable design  
Policy D3: Protecting living conditions  
Policy D4: Air quality  
Policy HC1: Community facilities  
Policy NE1 Strategic green infrastructure  
Policy NE2: Landscape  
Policy NE4: Biodiversity and geological sites  
Policy NE6: New and improved open space  
Policy NE7: Reducing flood risk  
Policy NE8: Sustainable drainage systems  
Policy NE9: Water quality and environment  
Policy NE10: Water conservation and wastewater infrastructure  
Policy HE1: Designated heritage assets  
Policy HE4: Archaeology

The application site is identified in the NHDC Local Plan 2011 – 2031 as an allocated housing site under Policy CD1 and the adopted Local Plan removed the site from the Green Belt for development and incorporated within the settlement boundary of Codicote. This policy also contains detailed policy criteria for consideration in the determination of any relevant applications for planning permission.

## **2.2 Supplementary Planning Documents**

Codicote Conservation Area Character Statement  
Design SPD  
Vehicle Parking Provision at New Development SPD  
North Hertfordshire and Stevenage Landscape Character Assessment

## **2.3 National Planning Policy Framework**

Section 2: Achieving sustainable development

Section 5: Delivering a sufficient supply of homes

Section 6: Building a strong competitive economy

Section 8: Promoting healthy and safe communities

Section 9: Promoting sustainable transport

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

## **2.4 Hertfordshire County Council**

Local Transport Plan (LTP4 – adopted May 2018)

Hertfordshire Waste Core Strategy and Development Management Policies

Development Plan Document 2012

## **2.5 National Planning Practice Guidance**

Provides a range of guidance on planning matters including flood risk, viability, design and planning obligations.

## **2.6 Draft Neighbourhood Plan**

The Parish is designated as a neighbourhood planning area. The Parish Council website states that the Codicote Neighbourhood Forum, under the authority of Codicote Parish Council, is preparing a Neighbourhood Plan for the Parish of Codicote. There is a draft Neighbourhood Plan (September 2021) on the Parish Council's website and it would appear that some informal consultation was carried out in spring 2023. There is also a Codicote Design Codes and Guidance document (dated October 2023) on the Parish Council website. However, these documents are afforded very limited weight at this stage.

## **3.0 Representations**

### **3.1 Codicote Parish Council**

Comment and object to the application on the following basis:

- Concerned that with two developments already in construction phase the transport infrastructure improvements promised, have not materialised adding to the pressure on the existing transport facilities in Codicote
- The Parish Council have written to the Secretary of State asking for serious consideration to be given to the phasing of the four developments in Codicote. Heath Lane and Wyevale are already in the construction phase and this site will add to the disruption and noise levels.

- The Parish Council has written to Herts Highways to highlight the fact that north the Wyevale site and Cowards Lane exists onto the B656 need roundabouts installed to improve road safety at the junctions.
- Questioned the fact that a traffic survey was conducted at night and a new survey should be conducted at the busiest times of day.
- The Inspector's report refers to 73 not 83 dwellings on this site.

Following re consultation on amended plans and documents in November 2023, Codicote Parish Council comment and object to the amended application on the following basis:

***“-- The scope & scale of the development has increased from that set out in the Local Plan Inspector's Report (November 2022), which approved 73 dwellings. The application Site Notice now refers to 80 dwellings, and the letter from Herts County Council, Highways, refers to 83 dwellings.***

***-- The approval of the CD1 development by the Local Plan Inspector was contingent upon a "Transport Assessment to consider the cumulative impacts of sites CDI, CD2, CD3 & CD5 on the village centre and minor roads leading to/from Codicote, and secure necessary mitigation or improvement measures". Cowards Lane is one such minor road: it is very much a country lane and is completely inadequate to handle any increase in traffic. The lane is already subject to width restrictions, and in addition to being used as a daily "cut through" by traffic avoiding the congested High St., it will be subject to significant increased load from the new Taylor Wimpey site on St Albans Road located close by at the top of Cowards Lane.***

***-- We fully concur with the concerns set out by the Herts County Council, Highways, and strongly support the recommendation that permission be refused. We take issue with the apparent findings set out in the mitigation report from Phil Jones Associates (commissioned by the applicants), which are singularly at odds with the daily experience "on the ground" of residents of Codicote in respect of traffic, safety, and access. (See the letters of objection submitted). Crucially, there is nothing which offers substantive improvement in infrastructure to the village to cope with the increased levels of traffic, car-parking demand, and congestion.***

***- Insufficient justification has been made for the significant loss of Green Belt and for a development on a site which is recognised and documented as having important wildlife habitat and rare species. As such, this development will represent a net loss of biodiversity, something which runs counter to the NHDC policy of LA0A net gain in any new development.”***

Codicote Parish Council were reconsulted in January 2024 on further amended plans and documents. No further comments have been received from the Parish Council at the time of writing the report.

### 3.2 Highways

The Highways Authority raised objections to the initial and amended scheme. Following submission of further information, the Highways Authority were reconsulted. They confirmed that the Highways Authority does not wish to restrict the grant of permission. They reached the following conclusion:

***“HCC Highways is now satisfied the design concerns are either mitigated or negligible due to the scale of the development and proposed level vehicular traffic not posing a risk to the safe movement of all road users.”***

### **3.3 Lead Local Flood Authority**

Initially objected to the planning application in the absence of confirmation or evidence relating to various matters. Maintained their objection following re-consultation on amended plans. The applicant has submitted further information and the LLFA (and water authorities) have been re-consulted. LLFA confirmed in writing on 5<sup>th</sup> February 2024 that they are now satisfied the applicant has submitted the required information to fulfil the requirements of the remaining points from their previous letter dated 15<sup>th</sup> November 2023 and therefore they have no further objection to this application.

### **3.4 LEADS Ecology**

Initially recommend that further information and/or amendments required before the application can be determined. Following re consultation on the further information submitted recommend the application can be determined with conditions.

### **3.5 Herts and Middx Wildlife Trust**

Herts and Middx Wildlife Trust raised an objection on the basis that the botanical data which has informed the population of the biodiversity metric must be supplied before a decision can be made, a net gain of 10% has not been demonstrated for the hedgerow element, as required by the condition on the outline application. The full metric will be required to discharge condition 14, not a summary. Currently there is no survey data to support the metric. No condition sheets, and a low value habitat has been shown to be enhanced to a medium value habitat. A habitat baseline plan should be produced using the UK Habitat Classification. Herts and Middx Wildlife Trust are of the opinion that the application cannot be decided until the required information has been supplied and approved.

### **3.6 Environmental Health (Air Quality)**

No objections to the proposal in terms of local air quality. Recommended conditions requiring a Travel Plan and Electric Vehicle recharging infrastructure.

### **3.7 Environmental Health (Noise and other nuisances)**

No objections or comments.

### **3.8 Environmental Health (Land contamination)**

No objections with respect to contamination on land. Advice remains as for the outline permission, that land contamination condition recommended.

### **3.9 Waste and Recycling Team**

No objections to the application and the submitted amended plans are acceptable. Recommended informative.

### 3.10 **Housing Supply Officer**

Provided detailed comments regarding the number, type, and tenure of the affordable housing units. Confirmed that the number and type of units is acceptable. Raised concerns with regards to the affordable housing mix. Following negotiations, the affordable housing mix has been slightly amended and is now to the satisfaction of the Housing Supply Officer.

### 3.11 **Historic Environment Advisor (Archaeology)**

Consider that this development is unlikely to have a significant impact on heritage assets of archaeological interest and have no comment to make upon the proposal.

### 3.12 **Transport Policy Officer**

Raised concerns regarding cycle parking and comments regarding car parking, including preference for more parking to be provided off-plot.

### 3.13 **Service Manager, Grounds Maintenance**

Commented that should the Parish Council wish to adopt the open spaces; play area and other infrastructure this would be acceptable. Commented that there is a significant element of SUDS and as such this will impact upon future maintenance operations and criteria which may require some specialist knowledge or skills.

### 3.14 **Anglian Water**

No comments, as Anglian Water do not serve this area. The area is served by Thames Water who were consulted.

### 3.15 **Thames Water**

No comments received

### 3.16 **Rights of Way (Hertfordshire County Council)**

No comments received

### 3.17 **Neighbours and local residents**

The application has been advertised via neighbour notification letters, the display of site notices and a press notice. At the time of finalising this report, a total of over 40 representations have been received (running total can be viewed on the Council's website). The representations made, are available to view in full on the Council's website. Re consultation on amended plans and documents received has been carried out as set out in paragraph 4.2.2 below.

The objections and issues raised are summarised as follows:

### **Housing numbers**

- Concern that the number of planned houses has increased from the original 73 used in the Local Plan.
- Housing numbers on site should be reduced.

### **Green Belt**

- Loss of Green Belt – inappropriate development in the Green Belt with adverse impacts on characteristics of the Green Belt.
- No exceptional circumstances demonstrated.
- Brownfield land should be developed first.
- Queries regarding need for housing.

### **Infrastructure and services**

- Query regarding HCC's forecast for the number of pupil places at Codicote Cof E Primary School. The 73 homes within NHDC's Local Plan should be the maximum number permitted, until HCC have carried out a review of their forecast for pupil numbers at Codicote School.
- Impact on existing over stretched infrastructure, including primary and secondary schools, no doctors or dentist, doctors' surgeries (in Welwyn and Knebworth oversubscribed), public transport, sewerage, water supply and pressure, storm water provision, drainage, roads, parking, shops, electrical infrastructure and supply, telecommunications infrastructure, policing and insufficient/inadequate leisure areas (particularly for children).

### **Layout, Landscaping, Appearance and Scale**

- For the buffer zones to fulfil their intended purposes, the Council should insist that they are appropriately segregated from the development to prevent them becoming recreational spaces and/or extensions to gardens. They should be planted in a way to promote wildlife and nature and to provide existing, neighbouring properties with the degree of privacy and noise reduction their original inclusion was intended to provide.
- The entrance into the development is uninspiring and dominated by drainage features. Should request some further landscaping to enhance the entrance into the village and the realigned Cowards Lane entrance. A hedgerow to replace that which was removed would seem most appropriate.
- To minimise visual impact and intrusion, no three-storey building should be permitted.
- Adverse impact on character of the village.

### **Highways safety, traffic, access and parking**

- Cumulative impact of increased traffic of this development and others, including additional developments in the High Street and sites at Wyevale CD2 and Heath Lane CD5, commercial traffic that currently uses Cowards Lane and ambulances to Poynders Meadow. The traffic assessment fails to consider this.
- Bus service is too infrequent to be of real use.
- The site is not well connected for cyclists - cycle to Welwyn North Railway station (and secondary schools) is dangerous and takes longer than 15 minutes.

- Queries regarding statements made in the Highways comments made by the applicant's transport consultants.
- Exacerbate existing traffic congestion issues in Codicote, particularly due to existing parking on the High Street and as the B656 is used as a rat run to avoid the A1.
- Exacerbate existing highway safety issues in the High Street due to parked cars and increasing and high levels of traffic.
- Exacerbate existing highways safety issues in Cowards Lane. Dangerous junction with poor visibility between B656 and Cowards Lane. Narrow, single track, Cowards Lane, which is dangerous as existing and not built to take large amounts of traffic. There are few passing spaces, some of those being resident's driveways. It cannot be widened because of exiting property lines, has no pavement for pedestrians and has a blind corner.
- The proposed access onto Cowards Lane/High St is potentially very dangerous, with no roundabout or other traffic-calming measures proposed. The only solution will be to introduce more parking restrictions on the high street impacting existing residents.
- The junction with Cowards Lane and the High Street is already dangerous as traffic tends to speed out of the village and visibility to pull out of Cowards Lane is difficult.
- Further increased vehicle traffic on Cowards Lane will significantly increase the risk of serious injuries or death to pedestrians, horse riders, those using mobility appliances and other drivers.
- Even if the school is extended further to provide places, the number of cars needed to transport older children to secondary school will cause congestion.
- No safe walking route to the school or to the High Street (due to car parking on pavement in High Street).
- There is no provision for extending the footpath beyond the site. Given that this will be the shortest route to access the school, park and local amenities, people will be forced to walk in the road. A pathway for pedestrians within the proposed development is only a part solution. Once this pathway comes to an end, pedestrians will walk out onto Cowards Lane, where there is poor visibility of traffic where pedestrians will step out. Then no pavement for the entire length of the lane up to the St Albans Road.
- Query footpaths that would reduce width of Cowards Lane and suddenly terminate.
- Access for emergency vehicles and delivery vans to the development (and village) will be seriously affected.
- Access and parking for the builders' lorries and personal transport will be a serious problem.
- No provision for cyclists
- Increased traffic, air pollution and noise.
- Insufficient parking provision on the proposed development, which will result in overspill parking.
- Comments on further Highways information submitted by the applicant in April 2024, raising concern that that a highways and traffic submission for 17/01464/1 predates significant changes impacting upon Cowards Lane, now and in the future, with other developments coming forward after this date, that were part of the NHDC's Local Plan.



### **Impacts on amenity**

- Impact on access from driveway of property opposite (Ullenhall), which accesses Cowards Lane.
- Loss of privacy to properties in the Riddy, Cowards Lane and the High Street.
- Adverse built impact on and loss of light to the neighbouring property, Oaklea. Revised drawings do not address any of the concerns they raised previously, and impact worsened as proposed house on plot 80 has been moved further back.
- Impact on mature oak tree on boundary with Oaklea, Cowards Lane. Should be in communal open space rather than private ownership. Recommend some initial pruning works by a qualified tree surgeon to avoid future residents undertaking ad-hoc tree works that would have a detrimental effect on the tree's health.
- Lack of a secure boundary to the side and rear of Oaklea. Recommend a management strip.
- Request additional tree planting to reduce overlooking and to filter views of Oaklea.
- Queries regarding boundary treatment and lack of secure boundary treatment along boundaries with neighbouring properties, including Oaklea Cowards Lane and properties in The Riddy. Concern regarding proposed boundary wall to plot 80 which would extend into the existing boundary hedge.
- Queries regarding the nature and management of the proposed buffer strip adjacent to properties in the Riddy.

### **Design and impact on character and appearance of the area**

- Loss of village feel and community.
- Over development of Codicote.
- This development will destroy green spaces, leading to loss of wildlife habitats, and ultimately leading to the degradation of the area's natural beauty.

### **Impact on nature and wildlife**

- Adverse impact on wildlife.
- Herts Ecology made their comments using the July 2018 ecology report. However, Great Crested Newts, smooth newts and Roman snails have been found within the wildlife site (photographic evidence provided by Herts Amphibian and Reptile Group dated May 2023) and the large pond adjacent to the proposed site. In May 2023 Herts and Beds Bat Group saw a Roman Snail.
- Query the proposed wildlife buffer, particularly in light of the above.
- The OS map used by the developers, has been superseded. The Aspect Ecology survey conducted in May 2018, did not include the 3 smaller ponds and the larger pond. The wood and drainage ditch on the southern boundary, acts as a thoroughfare for the amphibians and reptiles, that were photographed by the chairman of HARG (Herts Amphibian and Reptile Group). Consider that a new full survey should be conducted which will likely demonstrate, the natural resource of the entire southern wildlife area and will strongly argue for a habitat and wildlife similar distance boundary, along the entire southern and south eastern boundaries, with a minimum boundary maintained all the way along the Eastern boundary.
- Query whether any of the proposed estates include swift bricks; bat boxes, bird boxes, insect houses; hedgehog highways.
- Adverse impact on Great Crested Newts, Roman Snails, bats, birds, bees, soil, microfungi, earthworms, nematodes, anthrapods and bacteria.
- Impact of light pollution on wildlife.

### **Other issues**

- Light pollution to existing dwellings and adjacent wildlife sites.
- Air pollution.
- Exacerbate existing flooding issues.
- There is a natural spring on the site in question that has been known to flood every so often.
- No provision for any play equipment for children.
- No mention of houses being fitted with solar panels or air or ground source heat pumps.
- No apparent provision for grey water recycling.
- At odds with commitment to reduce carbon emissions – NHDC Cllrs voted to declare a “Climate Emergency” in North Herts.
- Development will not provide affordable or starter homes. What are termed as "affordable" housing are not affordable
- Loss of local property values
- Loss of wildlife areas and places for people which is important for mental health.
- Loss of view
- Loss of agricultural land that could be used for food production to increase food security and reduce food miles.
- Location of the affordable housing on the site.
- Lack of communication with any individual/s involved with this development.

### **Suggestions from residents**

- There is a case for a roundabout at the junction of Cowards Lane and the high Street.
- Additional traffic easing measures implemented in the village to restrict traffic speed, speed bumps, 20mph speed limit.
- Additional parking (car park), parking bays and parking restrictions for those living on the High Street.
- Should provide natural or man-made barriers to prevent on kerb/pavement parking.
- Making Cowards Lane a one way with a pavement for pedestrians along the proposed development and then on the Lane itself.
- The use of gas on the site should be prohibited in line with the governments net zero targets.
- 15-minute interval bus service to either Stevenage or Welwyn Station by environmentally powered buses.

Notwithstanding the comments from residents, please note that since the adoption of the Local Plan this allocated housing site is no longer within the Green Belt.

## **4.0 Planning Considerations**

### **4.1 Site & Surroundings**

- 4.1.1 The application site is located to the south of the village of Codicote. The site is arable farmland and currently comprises a field of predominantly grassland which is defined by

hedgerows, trees and vegetation on the boundaries and has an area of approximately 3.63 hectares.

- 4.1.2 The B656 and Cowards Lane bound the north of the site. The site is bounded by existing residential development to the north and east in Cowards Lane and The Riddy. The site is bounded by the adjacent property, Hollards Farm to the east and south of the site. Part of the southern boundary abuts the Hollards Farm Meadow Local Wildlife Site. The site slopes up from the B656 to the centre of the site and then drops down to the south.
- 4.1.3 There are not any public footpaths crossing the site. However, there is a public footpath (23) that runs south from the B656 to the east of Hollards Farm and a public footpath (36) that runs south from Cowards Lane to the west of the site.
- 4.1.4 Since the adoption of the Local Plan the site has been taken out of the Green Belt and is located within the village boundary of Codicote. The Conservation Area is in the northern part of the village and some distance from the site. There are Listed Buildings in the High Street closer to the site than the edge of the Conservation Area.

## 4.2 **Proposal**

- 4.2.1 The proposal is seeking approval of all reserved matters save access pursuant to the outline planning permission for up to 83 dwellings which has already been granted under ref. 17/01464/1. The reserved matters in this case are the appearance, landscaping, layout and scale.
- 4.2.2 The scheme has been amended during the course of the application. A suite of amended and additional plans and documents were received in October 2023. The applicants submitted a covering letter, which includes a summary of the main changes and a Design and Access Statement Addendum, which provided details on the amendments. Full re-consultation was carried out in November 2023. The neighbouring properties, 4, 5 and 6 The Riddy and Oaklea, Cowards Lane were reconsulted in December 2023 following receipt of finished floor level plans for the proposed houses on plots 34 to 40 and 80. Following receipt of further amended plans and documents with minor changes (including in relation to affordable housing, highways and drainage) those members of the public who had made comments on the application (in addition to the Parish Council and relevant statutory consultees) were re consulted in January 2024. Further amended plans were received in February 2024 setting out minor changes relating to delivering an additional two M4(3) units and amendments to the affordable units / mix and revisions to the plans regarding cycle storage and access. The applicants submitted a Planning Note - Summary of Changes, which provides details on the amendments. In addition to the relevant statutory consultees, the neighbouring properties, 4, 5 and 6 The Riddy, was reconsulted in February 2024 following receipt of these further amended plans, because they included amendments to plot 35 adjacent to the boundary with the properties in The Riddy.
- 4.2.3 The scheme originally submitted as part of this Reserved Matters application was for 83 units, but the number of units has been reduced to 80. The dwelling estimate in Policy CD1 is 73 homes.
- 4.2.4 The scheme in detail proposes 80 new homes as follows:

### **Affordable Housing**

32 Affordable Homes (40%)

Affordable social and affordable rent (21 homes – 65%)

4 x 1 bed

10 x 2 bed

6 x 3 bed

1 x 4 bed

Affordable shared ownership (11 homes 35%)

2 x 1 bed

3 x 2 bed

5 x 3 bed

1 x 4 bed

### **Market Housing**

48 Homes (60%)

14 x 2 bed

9 x 3 bed

21 x 4 bed

4 x 5 bed

There is an apartment block in a central location in the scheme. This will house 6 x 1 bed and 3 x 2 bed apartments (included the above schedules).

There are 158 allocated parking spaces and 34 visitor parking spaces. In addition, there are 40 garage spaces.

- 4.2.5 Submitted in support of the application are numerous documents including a Design and Access Statement and Addendum, Transport Statement, Road Safety Audit Response and Road Safety Audit 1 & 2 Decision Log, Travel Plan, three Transport Technical Notes, Flood Risk Assessment, response to LLFA comments, Schedule of Accommodation, BNG Metric Calculations, BNG Design Stage Report, Landscape Maintenance and Management Strategy Plan and Arboricultural Planning Statement.

### **4.3 Legal basis of determining the Planning application**

- 4.3.1 Members will be familiar with the standard legal advice that is set out at the end of each Planning Control Committee report which advises that legislation requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This approach was developed within Section 54A of the Town and Country Planning Act 1990 (as amended). It is also re-emphasised within Section 38(6) of the Planning and Compensation Act 2004, which reads as follows:

***“if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise”.***

### **5.0 Key Issues**

5.1 As this is a reserved matters application relating to an already approved outline permission complete with legal agreement the discussion relates more narrowly to those matters of detail which have been reserved namely:

- Layout
- Landscaping
- Appearance
- Scale

Accordingly, the report will be structured around these headings with an added section dealing with 'other matters' such as housing mix, affordable housing, ecology etc. following a short introduction.

### **Introduction**

5.2 The application has been identified in the Local Plan as a housing site (CD1). The CD1 allocation has a dwelling estimate of 73 units and the following considerations for development are set out in the plan:

#### ***“Policy CD1 - Land South of Cowards Lane – Dwelling estimate – 73 dwellings***

- ***Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;***
- ***Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access;***
- ***Appropriate solution for expansion of Codicote Primary School to be secured to accommodate additional pupils arising from this site;***
- ***Contribution towards expansion of Codicote Primary School;***
- ***Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;***
- ***Sensitive design, particularly at north-east of site, to prevent adverse impact upon setting of Listed Buildings on High Street;***
- ***Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;***
- ***Consider and mitigate against potential adverse impacts upon Hollards Farm Meadow Local Wildlife Site and adjoining priority woodland habitat.***

5.3 Please note that the requirement for a solution for and contribution towards expansion of Codicote Primary School and the requirement of a Transport Assessment considering the cumulative impacts of the Codicote housing sites were dealt with in the outline application. Following the grant of permission in outline in November 2022 under reference 17/01464/1 (see attached report at Appendix A) the new owner of the site, Croudace Homes, has engaged with the Council to develop an acceptable scheme in detail (Reserved Matters - appearance, scale, layout, and landscaping). As set out above, following negotiations, amendments have been made to the scheme.

### **Layout**

- 5.4 Layout is defined in the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) as: ***“the way in which buildings, routes and open spaces within the development are provided, situated, orientated in relation to each other and to buildings and spaces outside the development...”***
- 5.5 The layout has been amended during the course of the application following negotiations.
- 5.6 Outline planning permission was granted for ***“up to 83 units”***. Copied below is the paragraph in the committee report relating to layout and unit numbers:
- “The application is accompanied by an illustrative layout plan. It has been amended during the course of the application to accommodate changes early on including a reduction in unit numbers and more recently to accommodate landscape buffers. However, should planning permission be approved then this plan would not be an “approved plan”. It is for illustrative purposes only. It is worth clarifying that this application is for “up to 83 dwellings”. Officers remain to be convinced that 83 dwellings can be comfortably accommodated on site, given its sensitive edge of village location, but this is an issue that will be assessed as part of the reserved matters application(s) when detailed layout plans are submitted as part of the application. The design and layout of the scheme including internal green spaces is a reserved matter and not subject of this outline planning application. An informative has been recommended to flag up that the proposal may be subject to Design Review at the Reserved Matters stage in line with Paragraph 133 of the NPPF and supporting paragraph 9.13 of the Emerging Local Plan Policy D1: Sustainable Design.”***
- 5.7 The scheme originally submitted as part of this reserved matters application was for 83 dwellings. However, following concerns raised about the amount of built development being proposed on the site, the scheme has been amended to reduce the number of units to 80. The amended scheme has reduced the overall built development (including the removal of four garages), increased garden sizes and represents a less cramped form of development. It is considered that the amended plans demonstrate that 80 units can comfortably be accommodated on the site.
- 5.8 There is a central open space with Locally Equipped Area for Play (LEAP), which is welcomed. The main access leads into a perimeter road, which creates a legible development and means that the development has largely active frontages and the properties mostly ‘look out’ of the development. The buildings on corner plots are dual aspect with windows serving habitable rooms on both sides which creates active frontages. The apartment building would act as a landmark building at the centre of the site, terminating the view from the main access. The visitor parking has been repositioned so that it would not obscure the views of the central open space from the main access route. Buildings would be of a reasonable height and spacing in relation to the road network. The internal road network has been reconfigured to create a larger open space and reduce the hard surfacing around it. The private roads serving a few properties have been kept to a minimum.
- 5.9 Access is not a Reserved Matter as the means of access was approved as part of the outline application. However, the layout of the roads and pedestrian routes within the site is considered as part of the Reserved Matters. The layout informs the movement of people and any changes to pedestrian routes are covered by layout in the Reserved

Matter application. The Highways comments originally set out how the scheme proposed as part of this application for Reserved Matters complied or not with the highways related conditions on the outline planning application. They structured their comments in that way because the submitted Transport Statement listed the transport related conditions which they said will be discharged as part of this Reserved Matters application. However, the Local Planning Authority are not requiring the Highways Authority to confirm if they recommend that we should approve details reserved by condition. The developer would be required to submit separate applications for approval of details reserved by condition on the outline planning permission (17/02464/1) in relation to the highways conditions that require them to submit details and the Highways Authority would be consulted. As such, the Highways Authority were re-consulted, and we requested that they provide an updated response which only comments on the Reserved Matters of layout, appearance, scale, and landscaping.

5.10 As part of the Reserved Matters application, the developer does need to comply with Condition 19 of the outline planning permission. This requires the detailed plans submitted in connection with approval of Reserved Matters to include details of all hardsurfaced areas within the site, the level of footway and carriageway visibility from each individual vehicle access, and the level of visibility from and around each main junction within the site; that service vehicles, including refuse and emergency vehicles, can safely and conveniently access and route through the site; and provision of sufficient facilities for cycle storage.

5.11 The Highways Authority provided detailed comments in their response on 13<sup>th</sup> February 2024, which can be viewed on the Council's website, and concluded as follows:

***“In summary, the Highway Authority has insufficient information supplied with this application leading to doubts with respect to highway safety.”***

5.12 The applicant's Highways consultant has provided Technical Note 3 which provides additional information seeking to remove the HCC Highways objection to the planning application as presented in the previous formal response.

5.13 The Highways Authority were reconsulted and provided detailed comments, which can be viewed on the Council's website. They confirmed that the Highways Authority does not wish to restrict the grant of permission. They reached the following conclusion:

***“HCC Highways is now satisfied the design concerns are either mitigated or negligible due to the scale of the development and proposed level vehicular traffic not posing a risk to the safe movement of all road users.”***

Residents and the Parish Council raised concerns with regards to cumulative impact of traffic as a result of this proposed development and other nearby new and existing developments (particularly the site at Heath Lane). The Highways Authority have addressed this in their response as follows:

***“Furthermore, when assessing the development at the outline stage and as part of the cumulative impact of traffic as a result of this development (and) committed development, there were no concerns raised by HCC Highways as to the volume of traffic utilising Cowards Lane.”***

- 5.14 The scheme as originally submitted divided the proposed development into three character areas (high street, cottage, and western edge), as identified in the Design and Access Statement. These have not been shown on the revised information and, it is the officer view that a site of this size does not require distinct character areas. However, it is considered that the overall design approach taken is appropriate and the proposed development would relate successfully to its context.
- 5.15 The number of properties fronting Cowards Lane has been reduced and the properties have been redesigned so would all be two storey detached dwellings on wide plots, which follow the building line of the existing properties in Cowards Lane and so better reflect the existing pattern of development on the south side of Cowards Lane and would result in a better transition between the existing and proposed development. The SuDS feature in the northeast corner of the site has been designed to create a landscaped area at the frontage of the site. The properties fronting the High Street would not be out of character and would be set back from the road by a landscaped SuDS feature. The number of visitor spaces on the Cowards Lane and High Street frontage have been reduced with landscaping added, which softens the frontage.
- 5.16 Following negotiations, the roof of the house on plot 80 has been hipped, to reduce the built impact on Oaklea. It is acknowledged that the house on plot 80 has been moved slightly further back on the plot but this was to improve the parking layout on the frontage. The front wing would have a lower ridge height than the main roof. It is acknowledged that the neighbouring property has ground floor windows and a first-floor dormer window in the side elevation facing the proposed property on plot 80. However, none of the windows are the only windows serving principal rooms (such as living rooms). The house on plot 80 would have some built impact on this dwelling, which currently has an open outlook. It is considered that the proposed house on plot 80 would not be unduly dominant in the outlook enjoyed by this property or result in a material loss of daylight or sunlight. Also, loss of a view across the site from a neighbouring property would not be a sustainable reason to withhold planning permission. The proposed dwelling on plot 80 would not result in a material loss of privacy to the neighbouring property, Oaklea. A condition has been recommended to ensure that the window at first floor level in the side elevation is fixed with top vent opening and no further windows are added without planning permission. The objections from the occupiers of Oaklea are noted but given the above it is considered that the proposed development would not harm the living conditions of the occupiers of the dwelling at Oaklea.
- 5.17 Concerns have been raised by the occupier of Oaklea regarding the boundary treatment. Officers would suggest that the existing hedgerow along the boundary be bulked up with planting and suitable fencing, such as a timber post and rail fence be proposed on the proposed development side of the hedge for security. The recommended landscaping condition specifically requires details to be submitted and approved by the Local Planning Authority. A 1.8m high brick screen wall is shown to the west of the proposed house on plot 80. This would not be appropriate adjacent to the hedge. Therefore, the landscaping condition requires details of the boundary treatment to be provided so that something more sensitive can be agreed, that would provide suitable security for the rear garden of plot 80.
- 5.18 It is considered that the proposed dwellings along the northern boundary would not have an adverse impact on the existing properties to the north in Cowards Lane and on the southern side of the High Street in terms of loss of privacy or built impact. This is by



reason of the length of the rear gardens of the existing properties in Cowards Lane and the distance between the proposed houses and those in the High Street. There is also some vegetation screening the rear boundaries of the existing properties in Cowards Lane, although it is acknowledged that this is outside the application site.

- 5.19 The concerns raised by the occupiers of properties in The Riddy are noted. It is considered that the proposed houses on the west edge of the development would not result in a material loss of light or be unduly dominant in the outlook currently enjoyed by the properties in Riddy. To reduce the impact of the development on nos. 4, 5 and 6 The Riddy, a landscape buffer is proposed along the rear gardens of the houses on plots 34 to 39 and along the side of the garden for plot 40. This buffer would provide screening to protect the privacy of properties 4 to 6 the Riddy. This landscape buffer will be within the ownership of the individual property owners, as it would be too difficult for it to be managed separately. The intention is that this will be planted with species that future occupiers will be unlikely to remove. The landscape strategy plan has been updated to show a dense woodland scrub infill. Notwithstanding the details submitted with the application, the landscaping condition requires details for the planting of this landscape buffer to be submitted and approved by the Local Planning Authority. No details are shown on the enclosure plan of the boundary treatment along the boundaries with the existing properties in Cowards Lane and The Riddy, therefore it is recommended that this will be secured by condition. It is considered that the proposed dwellings on the western boundary would not result in a material loss of privacy to the occupiers of the adjacent properties in The Riddy. A condition has been recommended to ensure that the window at first floor level in the side elevation of the house on plot 40 is fixed with top vent opening and no further windows are added without planning permission.
- 5.20 Following discussions, the internal footpath has been realigned across the landscaped strip south of Cowards Lane at the natural crossing point and would link in with the footpath shown on the approved access plan that will connect the High Street to Cowards Lane. This is welcomed as this will help encourage pedestrians from outside of the site to use the footpath running parallel with Cowards Lane within the site, rather than Cowards Lane itself. This would also help connect the site with the existing settlement. The proposal to have the pavement on the north-west side of the main access road makes sense, as it links to the proposed footpath parallel to Cowards Lane. Given the change in levels and existing hedgerow a condition has been recommended requiring details, including section drawings, of the two new pedestrian accesses onto Cowards Lane.
- 5.21 The development block to the southeast of the site has been improved by the removal of two plots within the centre of the development block, which constituted a poor form of layout design. The siting of proposed plots 54 and 55 is not ideal. However, they would provide natural surveillance to the rear parking court, which is positive, and on balance are acceptable in terms of design.
- 5.22 The layout is such that no individual building within the development would be unreasonably impacted by surrounding buildings in terms of outlook, lack of light or loss of privacy. The back-to-back distances and back to side distances are reasonable. Where there are relatively close back to side distances between dwellings, there are no relationships in the proposed layout where there would be a conflict of windows with potential for overlooking.

- 5.23 Private Garden space would be acceptable. The scheme has been redesigned to improve garden sizes. The flats benefit from communal amenity space to the rear of the building as well as access to the public central green space at the front of the building. The ground floor and first floor apartments would have small private gardens and balconies. This also assists in creating natural surveillance of the central public open space. Flats will benefit from dual or triple aspects providing good daylight amenity. The plans demonstrate that the property sizes meet the technical housing standards – nationally described space standards.
- 5.24 'Permitted development' rights under Classes A, B, C, E and F of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 as amended were removed on the outline planning application, given the sensitive edge of village location.
- 5.25 The scheme has been redesigned so that it is less parking dominated. Regarding provision of car parking, the applicant has provided for one space for one bed units and at least two spaces for two, three and four bed units as well as visitor parking across the site. Car parking spaces for all houses are conveniently located as close to the unit as possible to prevent on street parking, whilst not dominating the streetscene. There are 158 allocated parking spaces and 34 visitor parking spaces (193 parking spaces in total). In addition, there are 40 garage spaces. 33% of the houses have garage spaces. For the purposes of calculating the parking spaces, the garages have not been taken into account on the basis that garages are rarely used for parking cars. It is calculated by officers that the Local Plan parking standards require 155 parking spaces and 33 visitor parking spaces (based on the number of garages). The parking standards have been slightly exceeded; however, this is considered acceptable given the location of the site.
- 5.26 Most of the parking would be on plot and a significant proportion of the car parking would be provided to the sides of the dwellings. Where parking is proposed in front of the houses, space for landscaping has been provided to soften the parking in the streetscene. There is a parking court to the rear of the apartment block. This parking area would serve the apartment block and four houses. Whilst it would be a relatively large parking court (with spaces for 15 cars) it would keep cars off the frontage, landscaping is proposed to soften the parking and the parking court would benefit from natural surveillance from the houses on plots 54 and 55 which would front the parking court. One car club space is secured by the s106 Agreement on the outline application. Landscaping is proposed to help settle parked cars into the street.
- 5.27 There is also one secure covered cycle space per dwelling either with the curtilage of the dwelling or in a communal area for the flats. There have been some minor changes made to the plans to make cycle parking easier to access. The access to cycle storage could be further improved and these improvements can be secured by the recommended condition stating that notwithstanding the cycle storage details submitted with the

Reserved Matters application, in conjunction with Condition 21 of the outline planning permission, prior to the first occupation of the development further details of siting, number and design of secured/covered cycle parking spaces shall have been submitted and approved in writing by the Local Planning Authority.

- 5.28 Condition 24 of the outline planning permission requires that prior to occupation, each of the proposed new dwellings shall be provided with an Electric Vehicle ready domestic charging point (EVCP). EVCP's shall be allocated to any visitor parking on a ratio of 1 charge point per 10 visitor parking spaces. The indicative locations of the EVCP are shown on the revised Parking Plan. EV charge points can be an obtrusive feature of new developments, and their positioning is important in terms of ensuring that, when in use, the charging cable does not obstruct access. Therefore, notwithstanding the submitted parking plan, a condition is recommended that prior to occupation a plan is submitted for Local Planning Authority approval showing the locations of the EVCP.
- 5.29 It is disappointing that the affordable housing has not been distributed across the site. However, it is considered that this is not a sustainable reason to withhold planning permission, given that this is a relatively small site, and it is acknowledged that design features have been added to the affordable units in an effort to make the development tenure blind.
- 5.30 The layout is such that any user of the site would be able to differentiate between public and private spaces.
- 5.31 It is considered that Design Review is not necessary, given that the submitted scheme represents a significant improvement on the illustrative layout submitted with the outline application, and the applicant has responded positively to negotiations and the design of the scheme has been improved. It is considered that the amended proposed layout represents good quality design.

## Summary

- 5.32 The amended layout is considered acceptable. The central open space and perimeter road layout represents good design. The proposed design is appropriate in its context on the edge of village and would relate to the existing residential development. It is considered that the proposed layout complies with site specific policy criteria CD5 which requires **“Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access;”** and Local Plan Policies D1: Sustainable design, D3: Protecting living conditions and T2: Parking.

## Landscaping

- 5.33 Landscaping, in relation to reserved matters applications, is defined in the Town and Country planning (Development Management procedure) Order 2015 (as amended) as: **‘the treatment of land (other than buildings) for the purpose of enhancing or**

***protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out of provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features...'***

- 5.34 The landscaping of this scheme is key to its success, given it is a sensitive edge of village site. The application is accompanied by a Landscape Strategy Plan, a Planting Plan, a Landscape Maintenance and Management Strategy Plan, SuDS Section and Planting Strategy, and an Arboricultural Planning Statement. The Design and Access Statement Addendum includes visuals demonstrating how the proposed landscaping for the scheme is expected to develop over a ten-year period.
- 5.35 The landscaping strategy is intrinsically linked to the need for sustainable drainage systems (SuDS), Biodiversity Net Gain, and provision of open space, green infrastructure, road network and amenity space. There is little need for banks or terraces, although the site does slope, it is fairly gentle, and can be more naturally managed. The proposals include a swale along the southern boundary and SuDS drainage basins in the northeast and southeast corners where ground levels are lower.
- 5.36 Whilst it is acknowledged that some of the existing hedgerow would need to be removed to accommodate the proposed access, this was approved as part of the outline application, as access was not a Reserved Matter. However, the proposed landscaping along the frontage would help soften the impact of the proposed development on Cowards Lane and the High Street. The landscape strategy demonstrates that the existing boundaries with the Green Belt would be strengthened by landscaping.
- 5.37 The landscaping strategy is intrinsically linked with the Ecology and Biodiversity Net Gain (BNG) requirements. Policy NE4: Biodiversity and geological sites states that 12m of complimentary habitat should be provided around wildlife sites (locally designated sites and above), trees and hedgerows, but it is not an absolute requirement of policy. It is necessary to implement the 12m buffers pragmatically otherwise some of the smaller proposed housing allocation sites in the Local Plan could well be undeliverable. As such, it was considered as part of the assessment of the outline application that the proposed buffers would be sufficient in this instance. Following consultation with LEADS Ecology a parameter plan was submitted and approved as part of the outline application, which indicated that there would be a 12m buffer adjacent to the Hollards Farm Landscape Wildlife site and 6m buffers to the rest of the southern boundary and part of the east and west boundaries. The approved parameter plan indicated landscape buffers to the south, west and east of the site. These have been incorporated in the proposed landscape strategy. Ecology matters are discussed in the environmental considerations section below.
- 5.38 The Fields in Trust standards recommend a Local Area for Play and Locally Equipped Area for Play on a development of this size. The central open space with a LEAP (Local Equipped Area of Play) would provide a focal point on entering the site. The proposed fencing is only proposed round the LEAP itself for safety and the rest of the central open space would stay open. The LEAP meets the Fields in Trust (FiT) recommended minimum sizes in terms of the activity zone and the buffer zone (separation between activity zone and nearest property containing a dwelling). Whilst only a LEAP has been proposed, it is considered that this is sufficient as generally the Council prefers to see

LEAPs and LAPs co-located with/incorporated into LEAPs. Notwithstanding the approved plans a condition is recommended requiring details of the LEAP, including the full schedule of equipment to be installed have been submitted and approved in writing by the Local Planning Authority. It will be ensured that a range of equipment for all ages will be provided within the footprint of the LEAP. The s106 Agreement on the outline application requires submission and agreement of an Open Space Scheme, Open Space Management Scheme and Play Space Scheme to the Council for approval prior to the commencement of development.

- 5.39 With regards to open space the Council uses the Fields in Trust (hereby referred to as FiT) standards as a starting point. They are applied pragmatically having regard to site context, existing open space in the area and proximity to rights of way network and open countryside. Using the FiT standards, it is calculated that the proposed site should provide 1.3 Ha of open space. However, taking off open space that cannot feasibly be provided on site (such as playing pitches) the requirement is calculated to be 0.5 Hectares (including equipped/designated plan, amenity green space and natural and semi-natural space). The applicant has confirmed that the overall public open space would be approx. 0.7 Ha, which would be more than this requirement. They have also confirmed that the overall private open space (private gardens) would be 1.2 Ha. It is considered that the proposed provision of public open space would be acceptable, particularly given the proximity to rights of way network and open countryside. Also, the s106 Agreement on the outline permission secured an off-site contribution towards the upgrading of the Sports Pavilion in the village.
- 5.40 The main access street would be tree lined in line with paragraph 136 of the NPPF. Within the Design and Access Statement Addendum there is a detailed main street section demonstrating how the private front gardens, main road, public footpath, public green space, and street trees can be accommodated within the main street. Some of the street trees are shown to be within private gardens, but this is difficult to avoid given the design of the development.
- 5.41 On this scheme all landscaping not in the ownership of individual properties will be managed by a private management company as secured by the Section 106 Agreement on the outline permission. During the application a management plan has been produced illustrating which areas of the site would be public and/or private space and indicates which roads will be adopted or private (within the Design and Access Addendum).
- 5.42 A plan has been submitted showing the sections of the SuDS with the planting detailed. It would appear that a small part of the SuDS basin in the northeast corner of the site would permanently have some water in it, but the rest of the SuDS features would not. The proposed planting of the SuDS would be appropriate and would soften their visual impact. The drawings indicate that they would be natural in appearance. The enclosure plan states that 0.9m cleft post and rail fence is proposed to secure the SuDS feature and this is considered appropriate.

- 5.43 The outline application imposed a condition requiring landscaping details to be submitted and an implementation condition. The landscaping details submitted as part of this Reserved Matters application are considered to be broadly appropriate. However, it is recommended that a similarly worded condition be imposed on the Reserved Matters application, as the submitted scheme does not cover all the matters, for example the location and type of any new walls, fences or other means of enclosure around the edge of the site and details of any earthworks proposed. This condition would also require some more detail on the proposed planting. The proposed landscape buffer on the boundary with properties in the Riddy needs to be carefully considered and the hedgerow on the boundary with Oaklea, Cowards Lane, needs to be bulked up. The applicants would need to submit applications for approval of details reserved by condition with the additional landscaping details required to comply with the requirements of this condition. It is considered prudent to recommend conditions which ensure the implementation of the landscape scheme and provide for the replacement of any trees or shrubs which die in the first 5 years.
- 5.44 Condition 9 (landscaping) of the outline permission requires that as part of the Reserved Matters application there is the submission of an arboricultural impact assessment showing the condition of the existing trees, detailing which trees, if any, are to be removed and which are to be retained and what new trees are to be planted and detailed scheme for the protection of existing trees and hedges to be retained and an accompanying programme for implementation of the scheme.
- 5.45 An Arboricultural Planning Statement has been submitted with the application, which is considered to meet this requirement. The proposed development will require the complete removal of three groups of trees. In addition, the partial removal of two further groups would be required. With exception of the group of mature Hornbeam trees (G10), which runs north to south across the lower section of the site, the majority of trees on the site form part of the site boundary hedges, meaning that their root protection areas have very little incursion to the site. The design proposal for the site has accommodated this. There is a group of mature Hornbeam trees (G10) with an understorey of Apple and Hawthorn which extends into the site from the southern boundary. It is considered that none of these trees are worthy of protection by a Tree Preservation Order and their removal allows more flexibility and options in terms of design and layout to develop the site. The other trees to be removed are on the edges of the site and are not worthy of protection by a Tree Preservation Order. The vegetation along the western, southern and eastern boundaries would largely be retained with just some low value trees removed. A small section of the group trees along Cowards Lane would need to be removed to allow construction of the pedestrian access onto Cowards Lane connecting to the new footpath within the site. However, it is considered that the conclusions of the Arboricultural Planning Statement are correct that the section of the group affected by the works is of a low quality and the partial removal proposed would not have a significant landscape impact.
- 5.46 The Arboricultural Planning Statement sets out the tree protection measures for the existing trees. The report states that along the boundary with neighbouring properties in the north-western section of the site a mature Oak tree (T1) was assessed as being of high value, and several Ash trees within the gardens of the properties were assessed as being of moderate value. A condition is recommended requiring that the Arboricultural Planning Statement is complied with. Tree protection and replacement conditions are not

required as they were imposed on the outline permission. The plans indicate that the following groups of trees would be removed: a row of Category B trees, running into the site from the southern boundary required for construction of driveways and properties, a group of category U trees in poor condition along the boundary with the boundary with properties in Cowards Lane, a small section of group of Category C trees along Cowards Lane required for construction of new footpath and removal of group of Category U trees fronting the High Street required for construction of a new footpath. The proposed landscape details indicate that approximately 115 new trees would be planted.

- 5.47 A Landscape Maintenance and Management Strategy Plan has been submitted as part of the application. Notwithstanding this a condition has been recommended that this be submitted again as it will need to be adapted if any changes are made to the landscaping details. The Service Manager, Greenspace, would be consulted on the Landscape Maintenance and Management Strategy Plan given their comments set out above as well as an Ecologist to ensure it ties in with the requirements of the Landscape and Environmental Management Plan.

### Summary

- 5.48 The landscaping scheme with some buffers, SuDS incorporated, and a central open space would create a positive environment for future occupiers of the development. It would also soften the proposed development in the landscape and create strong new boundaries with the Green Belt. The landscaping strategy submitted with this application is broadly acceptable, however a condition requires submission of further landscaping details to cover any gaps. The care and maintenance of this 'green infrastructure' will be the responsibility of a private management company as secured by the 106 Agreement attached to the outline permission.

### Appearance

- 5.49 Appearance is defined in the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) as: ***'the aspects of a building or place within the development which determines the visual impression the building or places makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture...'*** Therefore, this reserved matter relates more to the appearance of dwellings and the use of materials.
- 5.50 The site sits on the edge of Codicote. The character of the existing nearest residential development to the north and west is quite mixed. The houses are relatively modern in Cowards Lane. The dwellings at this end of the High Street are a mix of old and new properties.
- 5.51 In terms of the appearance the frontage properties are particularly important as they will read against the existing development in the streetscene. The existing properties along the south side of Cowards Lane directly to the west of the site have wide plots and the dwellings are no more than two storeys in height. The scheme was amended so that this pattern of development would be reflected along the frontage of the site to the west of the proposed access. It is considered that the properties fronting the High Street would not be incongruous in the context.

- 5.52 The materials proposed would be representative of the mix available in the surrounding area, particularly Cowards Lane and the High Street, consisting of red/multi brick, a dark barn-style weatherboarding and a white render. The proposed tiles would be mainly a concrete plain tile (with the appearance of clay tiles) with some natural slate roof tiles. These materials will be varied across the site to create interest, whilst providing a sense of cohesion from this relatively simple palette of materials. Detailing is proposed in the form of brick plinths, banding and quoining, as well as the use of different headers for window and styles of canopies. The corner properties include features to create two active frontages, such as bay windows. A condition was imposed on the outline application requiring full details of the external materials to be used on the facings of all building and including their roofs to be submitted and approved. The existing properties along the south side of Cowards Lane have clay or concrete tiles and they are a mixture of pantile and plain tiles. The scheme has been amended so that the proposed dwellings fronting Cowards Lane all have concrete tiles with the appearance of clay tiles, rather than any slate colour roof finishes. There are some slate colour roof finishes proposed, but these are within the application site, which is considered appropriate.
- 5.53 The proposed mix of dwellings, consisting of terraced, semi-detached, detached as well as an apartment block is considered appropriate for the site and the requirements for the area. The design of the apartment block has been improved. It now includes balconies which add interest to the elevations as well as providing private outdoor space. The roof design of the dwellings in the amended scheme reflects that of the surrounding area with simple roof forms with some modest dormer windows.
- 5.54 They have improved the level of detailing to the affordable dwellings whilst breaking up several runs of affordable homes with private dwellings to try and make the affordable more tenure blind, as previously it was considered that the design of the affordable dwellings revealed their tenure.

### **Summary**

- 5.55 The proposed appearance of the dwellings and the use of a simple palette of materials would reflect the local context.

### **Scale**

- 5.56 Scale is defined in the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) as: ***‘the height., width and length of each building proposed within the development in relation to its surroundings’...***
- 5.57 It is considered that the scale of the development, as well as individual buildings is acceptable. Most of the dwellings would be two storey buildings, which is consistent with surrounding residential development. Within the site there is a varied layout of detached and semi-detached units as well as an apartment block. There is a good relationship between all buildings. As set out above the proposed dwellings along the south side of Cowards Lane have been reduced to two storeys in height to reflect the existing pattern of development.
- 5.58 The apartment block would be two and a half storey and is proposed to be located on an elevated part of the site. It is considered that this would be acceptable as it would be set



back from the road frontage and neighbouring residential development and would act as a landmark building with views of it from the main access road.

- 5.59 As set out under the section on layout, it is considered that the proposed dwellings on the boundaries with neighbouring residential properties would be of an acceptable height and would not harm the living conditions of the occupiers of surrounding properties in terms of intrusion into aspect or loss of daylight or sunlight. A finished floor levels plan was required in relation to the proposed development and the nearest neighbouring properties, and this is considered to be acceptable. A finished floor levels plan across the whole site is also required by a recommended condition to ensure the scale of the dwellings is not elevated by land works.

### **Summary**

- 5.60 The scale of the proposed development would be appropriate in its context.

### **Other matters**

#### **Housing mix**

- 5.61 Policy HS3 requires that housing schemes comprise a specified housing mix of 60/40% larger (3 bed plus) and smaller units (1 or 2 bed). Condition 35 of the outline application also required that prior to the commencement of above ground development and as part of Reserved Matters application(s), a housing schedule shall be submitted and approved by the Local Planning Authority, which sets out the dwelling mix, which should be broadly reflect the proposed dwelling mix of 37% smaller units (1 and 2 bed units) and 63% larger units (3 bed and above), unless otherwise agreed in writing by the Local Planning Authority. The housing schedule submitted sets out that the proposed mix would be 59% (47 x 3 bed and above) larger units and 41% (33 x 1 and 2 bed) smaller units, which would broadly comply with the Local Plan Policy HS3 and Condition 35 of the outline planning permission. The applicants have demonstrated that applicants demonstrate that at least 50% of homes can be built to the M4(2) Accessible and Adaptable standard, which would comply with Local Plan Policy HS5 (a) and part of Condition 36 of planning permission 17/01464/1.

#### **Affordable Housing**

- 5.62 The scheme proposed 32 Affordable Homes (40%) which would consist of following tenures:
- o 21 Affordable/Social Rented (65%)
  - o 11 Shared Ownership (35%)
- 5.63 Following negotiations, the affordable housing mix has been slightly amended and is now to the satisfaction of the Housing Supply Officer. The Housing Supply Officer made the following comments:

***“There is a greater need across the district for two bedroom family houses for rent and following discussions the applicant has agreed to change plots 65 and 66 to 2 x two bed rented houses, instead of 3 bed houses, as these better meet housing***

**needs. The rented element will therefore provide 7 x two bed houses and 6 x 3 bed houses for rent.**

**A change to plot 58 (shared ownership) from a 2-bed / 4-person flat to a 1-bed / 2-person flat has been agreed to ensure M4(3) compliance. The other two M4(3) dwellings are agreed as a one bedroom flat for rent and the four bedroom rented house. The provision of three M4(3) dwellings complies with Condition 36 of the outline planning permission.**

**The four bedroomed rented house is wheelchair user standard M4(3), to meet a specific housing need, in accordance with policy HS5 in addition to 50% of the homes being built in accordance with accessible and adaptable standard M4(2).**

**The tenure percentage split remains the same as per the S106 agreement although the mix differs slightly from the S106, which is due to the reduction in units and the loss of a shared ownership unit.**

**Para 1.3 in Schedule Two of the S106 allows for amendments to the mix, if agreed in writing by the council.**

**The amended Affordable Housing Plan and amended Schedule of Accommodation show the agreed affordable housing units as: 4 x 1 bed flats (including one M4(3)), 3 x 2 bed flats, 7 x 2 bed houses and 6 x 3 bed houses for affordable rent; 1 x 4 bed house M4(3) for social rent and; 2 x 1 bed flats (including one to M4(3)), 3 x 2 bed houses, 5 x 3 bed houses and 1 x 4 bed house for shared ownership sale.**

**The amended Affordable Housing Layout plan shows all nine 1 and 2 bed apartments (Plots 56 to 64) in the same block although the amended floor plans show the 2 x one bedroom shared ownership flats are on the ground floor with their own separate entrance doors. This will hopefully be acceptable to registered providers (RPs), who do not usually like mixed tenure blocks.”**

There is the requirement for 10% of the affordable units to be at M4(3) wheelchair user standard to comply with local Plan Policy HS5 and Condition 36 of the outline planning permission. Following negotiations, the scheme has been amended to provide 10% of the affordable units to be at M4(3) wheelchair user standard. This required some minor amendments to some of the dwellings, which are considered to be acceptable.

## **Ecology**

- 5.64 Site specific policy CD1 requirement states: **“Consider and mitigate against potential adverse impacts upon Hollards Farm Meadow Local Wildlife Site and adjoining priority woodland habitat.”**
- 5.65 The impacts upon Hollards Farm Meadow Local Wildlife Site and adjoining priority woodland habitat were addressed in the outline application, along with Biodiversity Net Gain matters. The outline permission included a condition that required that prior to commencement of development the BNG Metric and Technical Briefing Note should be revised to demonstrate a minimum of 10% BNG can be achieved, and the hedgerow figures revised to clarify the apparent anomaly. It also included a condition requiring a Biodiversity and Landscape Management Plan (Landscape Ecological Management Plan)

which details how the ecological units will be delivered as the part of the development be submitted prior to the commencement of development and any landscaping works. There was also a clause in the s106 Agreement requiring an offsite BNG contribution. Herts Ecology and Herts and Middx Wildlife Trust have been consulted on the Reserved Matters application and their comments are above.

- 5.66 BNG Metric Calculations and BNG Design Stage Report were submitted as part of this application. Following consultation, LEADS Ecology recommended that further information and/or amendments required before the application can be determined. Following receipt of amended plans and documents LEADS Ecology were re consulted and their comments are awaited.
- 5.67 LEADS Ecology concluded that ***“on the basis that an updated Biodiversity Metric, Management Strategy and species-specific features are addressed by condition, I consider the landscaping proposals can be determined accordingly.”***

As such the necessary conditions have been recommended below.

- 5.68 Various issues regarding ecology have been raised by local residents including evidence that Great Crested Newts, smooth newts and Roman snails have been found within the adjacent wildlife site. These matters were addressed in the consultation response from LEADS Ecology, Hertfordshire County Council. The issue raised by a local resident with regards to the superseded OS map that the applicant’s ecology report was based upon, are noted. However, the ecology report was submitted as part of the outline application which has been granted planning permission and therefore it is the officer view that this matter is not relevant to this Reserved Matters application being considered. In any case LEADS Ecology have not raised any objections and recommended the application can be determined with conditions. It is considered that there are no reasons to withhold planning permission on ecology or biodiversity grounds. On the outline application there are conditions relating to a Roman Snail Survey, Biodiversity Net Gain Metric and Biodiversity and Landscape Management Plan. The conditions recommended by LEADS Ecology are recommended below (condition nos. 19, 20 and 21).

### **Impact on heritage assets**

- 5.69 Under Policy CD1 of the ELP, which sets out the site-specific criteria, a requirement states:
- “Sensitive design, particularly at north-east of site, to prevent adverse impact upon setting of Listed Buildings on High Street;”***
- 5.70 For the reasons set out above it is considered that the proposed layout, scale, appearance, and landscaping constitute sensitive design including at the north-east of the site. It is considered that the proposal would result in no harm to the setting of the Listed Buildings on the High Street in any case.

### **Environmental considerations**

- 5.71 The Waste Management Team have raised no objections and recommended an informative. Conditions were imposed on the outline permission which require details of the circulation route for refuse collection vehicles and the arrangements for the disposal of waste detailed on the approved plans to be provided and information to be provided on the management arrangements for the receptacles to facilitate their collection from a kerbside collection point.
- 5.72 The Environmental Health Team have not raised any objections and the conditions relating to land contamination, noise assessment, Travel Plan and EV charging were imposed on the outline permission.
- 5.73 The LLFA have raised objections to the application and amended scheme. Following receipt of further information, the LLFA confirmed that they are now satisfied the applicant has submitted the required information to fulfil the requirements of the remaining points from their previous letter and therefore they have no further objection to this application.
- 5.74 Various matters have been raised through representations which are not directly relevant to the consideration of this application as they are beyond the scope of an application for reserved matters. Other matters have been addressed in the report above.
- 5.75 With regards to the Parish Council's concern that a traffic survey was conducted at night and a new survey should be conducted at the busiest times of day. The applicant clarified that it was in fact the parking survey that was carried out at night, because this is when there is most on-street parking.

### **Conditions**

- 5.76 There are several conditions on the outline application, which required information to be submitted as part of the Reserved Matters conditions. There were Conditions 9 (landscaping), 19 (highways matters), 35 (housing mix) and 36(M4(2) and M4(3) housing). The necessary information has been submitted to comply with all these conditions except for landscaping where we would require some further details. As such a condition has been recommended on this Reserved Matters application requiring further landscaping details. It was not considered reasonable to delay the determination of this application by requiring the further information at this stage, because overall the proposed landscaping is considered to be broadly acceptable.
- 5.77 There is not a requirement for a S106 Agreement as this was secured as part of the outline application to mitigate the impacts of the development and provide wider public benefits.

### **Conclusion**

- 5.78 This application for Reserved Matters follows from the approval of outline application ref. 17/01464 /1 which includes detail on layout, scale, appearance, and landscaping.
- 5.79 Subject to appropriately worded conditions, it is considered that the proposed development would be of a suitable scale commensurate to the site located on the edge of the settlement; have an acceptable and functional layout for residents and visitors to the site; be of an appearance considerate to the site and its setting and would be acceptable in terms of proposed landscaping. These reserved matters link well with

details already approved by way of the outline permission and applications for approval of details reserved by condition and would not prejudice legal covenants contained within the Section 106 agreement.

5.80 The proposed development is considered to accord with relevant policy provisions of the local development plan as listed above as well as the NPPF.

5.81 Paragraph 11 of the NPPF states that: ***“Plans and decisions should apply a presumption in favour of sustainable development.”***

***For decision-taking this means:***

***c) approving development proposals that accord with an up-to-date development plan without delay.”***

5.82 The Council's Local Plan was adopted on 8th November 2022 and is considered 'up-to-date' for the purposes of national policy. The NPPF advises that decision makers should approve development proposals that accord with an up-to-date development plan without delay. Paragraph 47 of the NPPF states: ***“That Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.”*** It is concluded that the proposed development is broadly in accordance with the development plan and there are not any material considerations that indicate the application should not be approved.

5.83 All the application site falls within the settlement boundary, as defined in the Local Plan. The application site benefits from an allocation under Policy CD1 for an estimated 73 dwellings and the Local Plan removed the whole site be removed from the Green Belt for development and incorporated within the settlement boundary of Codicote. This policy also contains detailed policy criteria for consideration in the determination of any relevant applications for planning permission. It is considered that the proposals broadly comply with the site-specific policy criteria set out in Policy CD1. Where the proposals do not completely comply with the policy criteria set out in CD1, it is considered that on balance these are not sustainable reasons to withhold planning permission. Would there have been any conflict with the Local Plan policies the tilted balance would apply as per paragraph 11 of the NPPF.

5.84 There are no material considerations to indicate that the application should not be determined in accordance with the development plan. For the reasons set out above it is the officer's view that the proposed development would accord with the development plan including the adopted Local Plan, and that there are no sustainable reasons to withhold planning permission. As such planning permission should be granted subject to conditions.

## 6.0 **Alternative Options**

None applicable

## 7.0 **Climate Change mitigation measures**

A condition was imposed on the outline application (condition 12) requiring an Energy and Sustainability Statement to be submitted and approved prior to commencement of development. This has been provided and is under consideration. For the avoidance of doubt, this does not form part of the consideration of this Reserved Matters application. However, in relation to general sustainability issues it can be confirmed that the proposal will deliver improvements to biodiversity net gain, sustainable water management, sustainable and active travel measures to encourage walking and cycling to the village, open space provision, waste management and construction methods management and the use of construction materials. In relation to energy matters, the developer proposes the use of both air source heat pumps and solar photo voltaic panels to a number of units on the site. These measures will deliver an improved energy performance over that required by the current Building Regulations. The provision of EV charging points is also dealt with by a separate condition on the outline application. The developer has confirmed that all units will be fitted EV charging points together with 10% of the visitor spaces.

## 8.0 **Pre-Commencement Conditions**

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

## 9.0 **Legal Implications**

9.1 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.

## 10.0 **Recommendation**

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

1. 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.

2. Notwithstanding the information submitted with the Reserved Matters application, in conjunction with Condition 30 of the outline planning permission prior to commencement of any above ground construction works, full details of the external materials to be used in the facings all buildings, and including their roofs, shall be submitted to, and be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

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 in accordance with Policy D1 of the North Hertfordshire Local Plan (2011-2031).

3. Prior to the commencement of development (excluding the construction of the S278 access points and 10m of estate road) finished floor levels plans shall be submitted to and approved in writing by the Local Planning Authority. These need to show fixed points throughout the site to demonstrate the internal impact on each other and the external impact on neighbouring properties in terms of height. The following two plans shall be required:
  1. Existing topographical survey.
  2. Proposed survey with fixed data points correlating to the existing topographical survey, ground levels between gardens and finished floor levels which back onto each other and neighbouring properties.

The approved details shall be implemented on site.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality and in accordance with and in accordance with Policy D3 of the North Hertfordshire Local Plan (2011-2031).

4. Notwithstanding the approved plans and documents submitted with this Reserved Matters application, prior to commencement of any above ground construction works, full landscape details shall be submitted and approved in writing by the Local Planning Authority and shall include the following:
  - a) which, if any, of the existing vegetation is to be removed and which is to be retained
  - b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and including sizes, numbers/densities, species, maturity and location of trees/shrubs/plants and sufficient specification to ensure successful establishment and survival of new planting. Details to include the landscape buffer on the western boundary adjacent to The Riddy and the bulking up of the boundary hedge on the boundary with Oaklea, Cowards Lane.
  - c) the location and type of any new walls, fences or other means of enclosure and associated structures and equipment and any hardscaping proposed. Including boundary treatment on boundaries with neighbouring properties including details of boundary treatment to plot 80 (to not include a wall abutting boundary hedge as shown on the approved plans) and including details of gates to access rear gardens.
  - d) details of any earthworks proposed

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality and with Policies D1 and NE2 of the North Hertfordshire Local Plan (2011-2031).

5. 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 with Policies D1 and NE2 of the North Hertfordshire Local Plan (2011-2031).

6. Prior to the commencement of any above ground construction works details of LEAP (Local Equipped Area of Play) shall be submitted and approved in writing by the Local Planning Authority. The approved details shall be implemented and maintained on site.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality and in accordance with Policy D1 of the North Hertfordshire Local Plan (2011-2031).

7. Notwithstanding the information submitted with the application, prior to commencement of any above ground construction works, a Landscape Maintenance and Management Strategy Plan shall be submitted and approved in writing by the Local Planning Authority. The Landscape Maintenance and Management Strategy Plan shall be complied with in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality and in accordance with Policy D1 of the North Hertfordshire Local Plan (2011-2031).

8. Development shall be carried out in accordance with the Arboricultural Planning Statement (dated February 2023) by ADAS unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard and enhance the trees on the site and in accordance with Policy NE2 of the North Hertfordshire Local Plan (2011-2031).

9. Prior to the commencement of the works enabling the two pedestrian connections with Cowards Lane, details of the two pedestrian connections with Cowards Lane shall be submitted and approved in writing by the Local Planning Authority. These details shall include a section plan of showing vegetation (trees and hedgerow) to be removed and demonstrate how the change in levels will be dealt with. The approved details shall be implemented on site prior to occupation of any of the dwellings.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality and in accordance with Policy D1 of the North Hertfordshire Local Plan (2011-2031).



10. The existing hedge on the boundary with Oaklea, Cowards Lane, shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality and in accordance with Policies D1 and D3 of the North Hertfordshire Local Plan (2011-2031).

11. Prior to the first occupation of the development hereby approved details of siting, number and design of physically covered bin stores shall have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed prior to the occupation of each dwelling and permanently retained for bin storage.

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 in accordance with Policy D1 of the North Hertfordshire Local Plan (2011-2031).

12. Should an electricity substation be required on the site, prior to the commencement of the erection of the electricity substation, details of its location and full external details of the building, and of associated enclosures and works, shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details 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 and in accordance with Policy D1 of the North Hertfordshire Local Plan (2011-2031).

13. The window at first floor level on the west elevation of the dwelling on Plot 80 (facing Oaklea, Cowards Lane) hereby permitted shall be permanently glazed with obscure glass and permanently fixed with only top vent opening.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and in accordance with Policy D3 of the North Hertfordshire Local Plan (2011-2031).

14. No windows (other than that shown on the approved plan) shall be inserted at first floor level or above on the west elevation (facing Oaklea, Cowards Lane) of the dwelling on plot 80 hereby permitted, without the specific grant of planning permission by the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and in accordance with Policy D3 of the North Hertfordshire Local Plan (2011-2031).

15. The window at first floor level on the west elevation of the dwelling on Plot 40 (facing 5 and 6 The Riddy, Cowards Lane) hereby permitted shall be permanently glazed with obscure glass and permanently fixed with only top vent opening.

Reason: To safeguard the privacy of the occupiers of the adjacent dwellings and in accordance with Policy D3 of the North Hertfordshire Local Plan (2011-2031).

16. No windows (other than that shown on the approved plan) shall be inserted at first floor level or above on the west elevation (facing 5 and 6 The Riddy) of the dwelling on plot 40

hereby permitted, without the specific grant of planning permission by the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

17. Notwithstanding the approved parking plan, prior to the first occupation of the development hereby approved details of siting, number and design of the Electric Vehicle Charging Points shall have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed prior to the occupation of each dwelling and permanently retained for bin storage.

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 in accordance with Policy D1 of the North Hertfordshire Local Plan (2011-2031).

18. Notwithstanding the cycle storage details submitted with the Reserved Matters application, in conjunction with Condition 21 of the outline planning permission, prior to the first occupation of the development hereby approved further details of siting, number and design of secured/covered cycle parking spaces shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include secondary pedestrian access to the proposed garages (including the attached garages) and the detailed design of the cycle sheds, unless otherwise agreed in writing by the Local Planning Authority. The approved details shall thereafter be installed prior to the occupation of each dwelling and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards and to encourage use of sustainable modes of transport and in accordance with Policy T1 of the North Hertfordshire Local Plan (2011-2031).

19. Prior to commencement of any above ground construction works an updated Biodiversity Metric to reflect all of the relevant habitats and features proposed on the relevant design drawings shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the BNG claimed is accurate and can be monitored accordingly and in accordance with Policy NE4 of the North Hertfordshire Local Plan (2011-2031).

20. Prior to commencement of any above ground construction works an updated Management Strategy to reflect management details to include:
  - Removal of cuttings in order to maintain species-rich grasslands
  - Details of species-mix proposed for the planting species-rich wildflower grasslands.

Shall be submitted and approved in writing to the Local Planning Authority. The approved updated Management Strategy shall be complied with on site in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure the species-rich grasslands are defined purposes, and management to maintain their interest and in accordance with Policy NE4 of the North Hertfordshire Local Plan (2011-2031).

21. Prior to commencement of any above ground construction works an updated plan to show species-specific features proposed across the site:

- integrated and free standing bird boxes (including swift boxes);
- integrated and free standing bat boxes;
- hedgehog holes
- reptile / amphibian hibernacula

Shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to occupation.

Reason: to ensure protected species issues are adequately considered in the design and management of the development site and in accordance with Policy NE4 of the North Hertfordshire Local Plan (2011-2031).

## **Informatives**

### **Waste and Recycling Informative**

Considerations when planning waste and recycling provision

For houses, waste collection is a kerbside service; therefore residents must be able to take their bins to the kerbside for emptying. Bins must be accessible to crews directly from the kerbside, without pulling distances.

Adequate off-street storage must be provided for bins, and storage areas need to have sufficient space for all necessary waste and recycling containers.

Storage areas should be conveniently located with easy access for residents - residents should not have to take their waste and recycling more than 30 metres to a bin storage area, or take their waste receptacles more than 25 metres to a collection point, (usually kerbside) in accordance with Building Regulations Approved Document H Guidance.

Vehicular access

We currently operate a number of different-sized vehicles. The majority that we operate at present are 26 tonne with a 6x2 chassis. The chassis configuration differs between vehicles, but the largest turning circle is on our mid-steer vehicles.

Typical maximum dimensions are as follows:

- Width: 2,500mm (without mirrors)
- Height: 3,400mm (without hazard beacons)
- Turning circle: 22,800mm
- Overall length: 12,100mm (from front to rear of bin lift)

All roadways should be constructed to facilitate waste collections prior to occupation. This is particularly important to consider when waste collections occur from the rear of properties or from a different street from the main entrance to the properties.

### **LLFA Informative**

In December 2022 it was announced FEH rainfall data has been updated to account for additional long term rainfall statistics and new data. As a consequence, the rainfall statistics used for surface water modelling and drainage design has changed. In some areas there is a reduction in comparison to FEH2013 and some places an increase (see FEH22 - User Guide (hydrosolutions.co.uk)). Both 2013 and 2023 are currently accepted. For the avoidance of doubt the use of FSR and FEH1999 data has been superseded by FEH 2013 and 2022 and therefore, use in rainfall simulations are not accepted.

11.0 **Appendices**

11.1 Appendix A - [Decision Notice for planning application ref. 17/01464/1](#)

12.0 **Background Papers**

12.1 [Officer report to Planning Control Committee meeting on 15 September 2022 for planning application ref. 17/01464/1](#)