

<b>ITEM NO:</b>	
<u>Location:</u>	<b>Land On The North East Side Of Priors Hill , Opposite Hill Farm And North Of Danefield Road Priors Hill Pirton Hertfordshire</b>
<u>Applicant:</u>	<b>JPP Land Ltd JPP Land Ltd</b>
<u>Proposal:</u>	<b>Outline application for the erection of 24 dwellings (including 8 affordable dwellings), together with provision of open space with seating, a perimeter path, archaeological information boards, footpath link and access to Priors Hill. (All matters reserved except means of access.) (as amended by plan no. 10 C)</b>
<u>Ref. No:</u>	<b>17/04239/OP</b>
<u>Officer:</u>	<b>Tom Rea</b>

**Date of expiry of statutory period:** 19.03.2018

**Reason for Delay**

An extension of time to the statutory period has been agreed in order to report this application to Committee

**Reason for Referral to Committee**

The application site is over 1 hectare

1.0 Policies

**1.1 North Hertfordshire District Local Plan No. 2 with Alterations**

- Policy 6 – Rural areas beyond the Green Belt
- Policy 7 – Selected Villages beyond the Green Belt
- Policy 16 – Archaeological Areas of significance and other Archaeological Areas
- Policy 26 – Housing Proposals
- Policy 55 – Car Parking Standards
- Policy 57 – Residential Guidelines and Standards

## 1.2 **National Planning Policy Framework**

Paragraph 14 'Presumption in Favour of Sustainable Development'  
Paragraph 17 'Core Planning Principles'  
Section 1: Building a strong competitive economy  
Section 4: Promoting sustainable transport  
Section 6: Delivering a wide choice of high quality homes  
Section 7: Requiring good design  
Section 8: Promoting healthy communities  
Section 11: Conserving and enhancing the natural environment  
Section 12: Conserving and enhancing the historic environment

## 1.3 **North Hertfordshire District Council Submission Local Plan 2011 - 2031**

### Strategic policies

SP1: Sustainable development in North Hertfordshire  
SP2: Settlement Hierarchy  
SP5: Countryside and Green Belt  
SP6: Sustainable transport  
SP7: Infrastructure requirements and developer contributions  
SP8: Housing  
SP9: Design and sustainability  
SP13: Historic environment

### Development Management policies

T1: Assessment of transport matters  
T2: Parking  
D1: Sustainable Design  
D3: Protecting living conditions  
D4: Air quality  
HE1: Designated Heritage Assets  
HE4: Archaeology

## 1.4 **Pirton Neighbourhood Plan**

PNP1: Meeting Local and Wider Needs  
PNP2: Design and Character  
PNP4: Hedgerows, Trees and Verges  
PNP6: Local Green Spaces  
PNP7: Key Views and Vistas  
PNP9: Community Facilities  
PNP8: Heritage Assets and Archaeological Heritage  
PNP11: Safety of Pedestrians, Cyclists, Equestrians and Motorists  
PNP12: Connectivity  
PNP13: Car Parking

## 1.5 **Supplementary Planning Documents**

Vehicle Parking at New Development SPD September 2011  
Design SPD July 2011

## 2.0 **Site History**

2.1 The northern part of the application site (proposed undeveloped area for public open space) is scheduled (as amended on 21<sup>st</sup> November 2016) under the Ancient Monuments and Archaeological Areas Act 1979 as the Secretary of State considers the site of national importance. The Scheduled Ancient Monument (SAM ref: 1434415) is described as 'Anglo-Saxon settlement and probable prehistoric ring ditches, west of Pirton village'. A copy of the Schedule Map is attached at Appendix A.

2.2 Planning application ref: 14/03369/1: Outline application (all matters except access reserved) for residential development. Withdrawn 14/10/16.

### 2.3 **Adjacent site relevant history**

Planning application ref: 12/01795/1: Erection of 11 dwellings comprising 1 x 2 bed bungalow, 2 x 2 bed houses, 2 x 3 bed houses for shared ownership, 1 x 1 bed bungalow, 2 x 2 bed bungalows for affordable rent and 1 x 2 bed house and 2 x 3 bed house for social rent. Construction of new access road, garden stores and car parking (21 spaces). Granted 11th July 2014. Permission implemented and completed (Baulk Gardens).

## 3.0 **Representations**

### 3.1 **Pirton Parish Council:**

Raise an objection.

- Request applicant to submit a full planning application so that all matters can be dealt with holistically in this sensitive area
- Consider that it is not possible to consider the principle without finalising the reserved matters
- Adverse impact on residents of Baulk Gardens
- A softer edge should be considered fronting Priors Hill
- One storey houses should front onto AONB
- Further archaeological work is required pre-determination
- Archaeological reports are poor and extensive remains on adjacent sites adds to the sensitive nature of the site.
- Heritage significance report is required
- Concern at poor highway visibility
- Planning statement should be updated to accord with the modified Neighbourhood Plan
- Contrary to Policy PNP 2.3 (density), Policy PNP 2.6 (AONB impact), PNP2.11 (light pollution), PNP 7 (Views), PNP8 (Heritage matters), PNP9 (Existing community facilities), PNP 11 & 13 (Highway safety and Improvements), PNP1.4 (suitable homes)
- Errors in submitted documents
- Proposals do not appear to have taken into account the concerns and views of Pirton Parish Council
- If a full application is not submitted PPC recommend conditions to enable the Council to deal fully with issues of density, type of housing, scale, appearance in the landscape and access detail. This was not done with the Holwell Turn application in 2015 and therefore made it difficult for the Committee to address issues and concerns

Supplementary comments:

- Post referendum the NP policies carry very considerable weight
- PPC acknowledges that further archaeological work has been undertaken however more investigative archaeological work is required particularly regarding the bank adjacent the access off Priors Hill
- Further archaeological report and consultation necessary
- Footpath connection into Baulk Gardens and the village should be investigated
- There should be no tree planting on the Schedule Area

### 3.2 **Pirton Neighbourhood Plan Steering Group**

Objects to this application

- Invites the developer to submit a full application
- Concern over compliance with Neighbourhood Plan policies
- Density and scale not comparable with existing development
- Pirton Character Assessment not considered
- No reference to Chiltern Conservation Board Position statement
- PNP7 not taken sufficiently into account
- Concerns over compliance with PNP8 Heritage and paragraph 128 of the NPPF
- Archaeological evaluation work inadequate and quality of reports poor
- Proposals do not take into account impact on existing community facilities, transport infrastructure and cumulative impact of other development in the village
- Proposals do not address PNP 1.4 dealing with downsizing and lifetime occupancy

Further comments:

- Neighbourhood plan now carries significant weight
- A further archaeological report and consultation will be needed
- Further archaeological work is required re the boundary bank
- Landscaping in schedule area should be removed
- Connectivity through to Baulk Gardens should be investigated.

### 3.3 **Heritage England:**

*'We advise that the proposed development would result in a slight degree of harm to the significance of the conservation area, but would result in measures which would sustain and enhance the significance of the scheduled monument. We therefore advise that your council weigh the relative harm and heritage benefits from the proposed development with public benefits arising from the proposals. The views of your archaeological advisor should be consulted as to the need for archaeological mitigation associated with the development'*

- 3.4 **Hertfordshire County Council Senior Historic Environment Advisor:**  
Advises that there have been three phases of archaeological evaluation of the site including two with the current application. These included several trial trenches and stripped area investigations. In summary HCC advise that the archaeological investigations in advance of this planning proposal have not revealed heritage assets which are likely to affect the principle of development of the site. Advises however that the site does have potential to contain heritage assets with archaeological interest. Recommends a programme of archaeological investigation of the entire area proposed for development via open area excavation and the implementation of other appropriate mitigation measures as necessary. This work should be undertaken prior to a reserved matters application being approved. Recommends archaeological conditions and assistance with detailed advice concerning the requirements for the investigations.
- 3.5 **Hertfordshire Highways:**  
'Hertfordshire County Council as highway authority has reviewed the application submission and does not wish to object to the development subject to suitable conditions'.
- 3.6 **Hertfordshire Ecology**  
Advises that the submitted information is considered appropriate for an outline application and so it can be determined accordingly
- 3.7 **Hertfordshire County Council (Development Services)**  
Recommends planning obligations contributions towards primary education, library and youth services.
- 3.8 **NHDC Environmental Health Officer (Noise)**  
Recommends Informatives
- 3.9 **NHDC Environmental Health Officer (contamination).**  
Recommends a land contamination condition and Electric Vehicle Recharging Infrastructure condition
- 3.10 **Lead Local Flood Authority (HCC)**  
Raise no objection - recommend conditions and an Informative
- 3.11 **NHDC Landscape and Design officer**  
Concerned that a more direct, separate pedestrian access into the village has not been secured. Access is located as far away from the SAM as possible which is beneficial to its setting. Landscape proposals for the scheme should respect local character and help the scheme to enhance its surroundings.
- 3.12 **NHDC Waste team**  
Provides general comments with regard to kerbside waste collection requirements and waste storage.
- 3.13 **NHDC Housing Strategy officer**  
Advises that 11 affordable housing units (Baulk Gardens) were built recently to meet the needs of a 2010 local housing needs survey. Following advice to the applicants the proposals now provide 8 affordable units comprising 4 x 2 bed and 1 x 3 bed rented units and 3 x 3 bed shared ownership units. Advises that all affordable dwellings should meet Housing Corporation Design and Quality standards.

**3.14 North Hertfordshire Archaeological Society**

Object to this application. Concern at failure to archaeologically field evaluate the proposed access to the site and the possible Saxon field boundary which would be adversely affected if planning permission is granted. Considers that this evaluation is necessary in order for the Planning Committee to make an informed decision.

**3.15 Site Notice / Press Notice / Adjoining occupiers**

A number of responses have been received objecting to this development. The following concerns are raised:

- Development would adversely affect the setting of the adjacent Area of Outstanding Natural Beauty (AONB)
- A full application should be submitted
- Ridge heights of some of the houses are too high
- Loss of view to adjacent residents
- No reference to local wildlife
- Access not safe
- Construction traffic not safe for road users and pedestrians
- Will lead to more cars in rural lanes
- Too great a burden on local infrastructure when taken with other planned developments / cumulative effect not addressed/ insufficient highway infrastructure
- Already inadequate public transport and health/ drainage infrastructure
- No footpath access to the centre of the village
- Affordable homes do not meet the identified village need
- No need for the homes
- No need for affordable new homes
- Loss of views into village contrary to Neighbourhood Plan
- Lack of archaeological evaluation / consultation
- Not a sustainable development given other developments and proposed 37% increase in new homes for the village
- Section 106 money will not solve infrastructure problems
- Detrimental to village character and amenity / an overdevelopment of the village
- Density not appropriate / large houses do not meet village needs
- Premature to the local plan which is not finalised
- Village school and local secondary schools are oversubscribed
- Exceptionally sensitive site which requires a full application to assess all issues
- Build for life principles and proposals for SAM are welcome but application disregards the landscape/ heritage / archaeological sensitivities of the site
- Immediate area is of low density housing
- Proposals do not address Neighbourhood Plan policies
- Would result in an isolated estate on the periphery of the village.
- Proposals should not be accepted.

**3.16 CPRE**

Objection:

- site is not designated for housing in the current or submission local plan or Pirton Neighbourhood Plan
- Local plan policies for the protection of the countryside are not out of date
- both emerging and current local plan policies should be afforded weight
- contrary to rural area policies
- the scheduled monument cannot be built upon
- contrary to visual character area policies
- do not agree that the benefits outweigh the harm

#### 4.0 **Planning Considerations**

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

4.2 The application site is located on the north western edge of Pirton village and comprises 3.85 hectares of agricultural land. The site adjoins residential property in Baulk Gardens and Danefield to the south and east and is opposite Hill Farm, a two storey detached residential property on the western side of Priors Hill. To the north west of the site is open land which adjoins Shillington Road further to the north. The site adjoins a public footpath to the north east (Pirton 001) which links Crabtree Lane with Shillington Road. The Pirton Conservation Area adjoins the footpath to the east.

4.3 The larger part of the site (approximately 2.5 hectares) located to the north west is a scheduled monument (List entry no. 1434415) (see history above). The Chilterns Area of Outstanding Natural Beauty (AONB) borders Priors Hill and extends to the west.

4.4 Under the saved policies of the North Hertfordshire Local Plan 1996 all of the site is outside of the Pirton village boundary. However the proposed village boundary is proposed to be altered under the emerging local plan (Submission Plan 2011 – 2031) and the 'made' Pirton Neighbourhood Plan so that the new village boundary includes the application site.

##### 4.5 **Proposal**

4.6 The amended application seeks outline planning permission for the erection of 24 dwellings (including 8 affordable dwellings) on the southern section of the site south of the SAM and within the proposed new village boundary. The means of access is included which proposes a vehicular access (with footway) into and from the site off Priors Hill located in the south west corner of the site to the rear of No. 1 Danefield Road. All other matters (appearance, landscaping, layout and scale) are reserved for later determination via a 'Reserved Matters' application.

On the northern part of the site, the i.e. the Scheduled area, the proposal is to secure this area as public open space with a mown grass footpath and open recreation area, seating and a footpath link from the built portion of the site to the south across the schedule area linking onto Pirton footpath 001.

The application is accompanied by an illustrative site layout and indicative street scenes. The application is supported by the following documents:

- Planning statement and Design and Access statement
- Landscape and Visual Impact Assessment
- Flood Risk Assessment and Drainage Strategy
- Archaeological Written Scheme of Investigation
- Archaeological Evaluation report
- Ecological Appraisal
- Reptile Survey
- Transport Statement
- Arboricultural Impact Assessment & Method statement
- Pedestrian access technical note

#### 4.7 **Key Issues**

- 4.8 The main issue for consideration is the principle of the development having regard to the location of the site on the edge of the village and its impact on the adjacent conservation area and Scheduled Ancient Monument (SAM). Other considerations include the following matters:
- impact on the character and appearance of the area
  - highway considerations
  - section 106 matters
  - the planning balance

#### 4.9 **The principle of the development and impact on heritage assets**

- 4.10 In considering whether residential development on this site is acceptable regard must be had to the location of the site on the edge of the village and the impact of the development on the Scheduled Ancient Monument and the adjacent Pirton Conservation Area.

- 4.11 In considering current planning policy at present the site lies within the rural area beyond the Green Belt (Policy 6) and lies just outside of the village boundary (Policy 7). Policy 6 is still considered compliant with the NPPF as a policy of restraint in rural areas however all of the application site is proposed to be incorporated within the village boundary through the emerging local plan and the recently 'made' Pirton Neighbourhood Plan (PNP). Given the advanced stage of the emerging local plan and the recently adopted status of the PNP as forming part of the Development Plan for the district and that there are no unresolved objections to the emerging plan settlement strategy, I consider that significant weight can now be attached to the Submission Plan and PNP. In doing so I am mindful of the advice in paragraph 216 of the NPPF in terms of weight that can be applied to emerging plans. The PNP adopts the strategy for growth in the Submission Plan and accepts that housing will take place within the proposed village boundary subject to relevant policies within the PNP and local plan. The Schedule Ancient Monument will form the north western boundary of the village settlement between Priors Hill and Pirton footpath no. 001 and as such will create a strong buffer and defensible boundary in this part of the village. In view of the above I consider that the proposed housing site identified in this planning application can be considered acceptable in principle.

- 4.12 In terms of Neighbourhood Plan policies, as the application is in outline with all matters reserved except access, compliance with some of the detailed requirements of the NP policies will only become apparent at the reserved matters stage (for example on matters relating to design and layout of the housing development). However, from the information submitted it is my view that the development has regard to the NP as a material consideration and the key relevant policies within it (for example, in terms of PNP1 the application site is within the village boundary and is for less than 30 dwellings and it has a mix of homes including affordable housing and in terms of PNP 2 the proposal is close to the density requirements for sites directly visible from the AONB).



- 4.13 The proposed development will affect heritage assets (Pirton Conservation Area and the SAM). Paragraph 134 of the NPPF is relevant in that it states: *'Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'* In addition paragraph 137 states that local planning authorities should *'look for opportunities for new development ....within the setting of heritage assets to enhance or better reveal their significance '*.
- 4.14 Heritage England have stated that the development would result in some erosion of landscape character which affect the setting of the conservation area however they consider that the creation of public open space would *'sustain, manage and enhance the scheduled monument'* and that proposals that make a positive contribution to or better reveal the significance of heritage assets should be considered favourably. Historic England consider that there would be a slight degree of harm to the significance of the conservation area but that the development *'would result in measures which would sustain and enhance the significance of the scheduled monument'*.
- 4.15 I would concur with the views of Heritage England that the proposed housing development is likely to result in less than substantial harm to the designated heritage assets. No built development is proposed on the application site that abuts the Pirton Conservation and the application site itself makes a limited contribution to the character and setting of it. Furthermore, the securing of a large area of open space and the long term management of it is likely to better reveal the significance of the Schedule Monument.
- 4.16 The Senior Historic Environment Advisor has considered the archaeological evaluations carried out and considers that the works have not revealed heritage assets which are likely to affect the principle of development of the site. The concerns of the North Hertfordshire Archaeological Society with regard to the lack of archaeological evaluation of the proposed access area and field boundary are acknowledged however the County Archaeologist has requested a programme of archaeological investigation of the entire proposed area of development via open area excavation and the implementation of other archaeological measures as necessary. These works are required prior to a reserved matters application being approved by the Local Planning Authority. I believe that with the conditions now recommended by the County Council, the required archaeological investigations can be completed having regard to the importance of the heritage asset.
- 4.17 Having established that the proposed development would result in less than substantial harm to designated heritage assets this harm should be weighed against any public benefits arising from the development in accordance with paragraph 134 of the NPPF.

4.18 The provision of 24 dwellings would make a significant contribution to the district's housing stock at a time when the Council cannot demonstrate that it has a five year supply of housing land. The development will also deliver 8 affordable housing units of a tenure and size that meets the Council Housing officer's requirements and meets the criteria of emerging plan Policy HS2. Such housing provision will provide social and economic benefits to the village helping to sustain its local school and the viability of other services and community facilities such as the local shop, sports clubs and pubs. Of significant benefit is the provision of the open space on the Schedule Monument area which via footpath linkages will increase the connectivity and open space character of the village, in association with and complementing other green spaces. The archaeological heritage of the village will be further enhanced by the provision of information boards and seating within the scheduled monument area. I consider the above public benefits would outweigh the limited harm to the designated heritage assets affected.

4.19 Paragraph 49 of the NPPF requires housing applications to be considered in the context of the presumption in favour of sustainable development as outlined by paragraph 14. Paragraph 49 applies particularly where Council's cannot demonstrate a five-year supply of deliverable housing sites. I consider that the presumption in favour of sustainable development applies in this case with the benefits of the proposals outweighing harm and therefore the principle of the development can be supported.

#### 4.20 **Impact on the character and appearance of the area**

4.21 The site is opposite the boundary of the Chilterns AONB and within the Pirton Lowlands Landscape Character Area (218) defined within the North Hertfordshire and Stevenage Landscape Character Assessment. The application site is not however covered by any statutory designations or covered by any landscape designation within the emerging local plan or the recently made Neighbourhood Plan. Policy PNP7 of the NP (Key Views and Vistas) does however provide a framework for protecting and enhancing the setting of the village in relation to the adjacent AONB and the rural landscape in general.

4.22 The LCA provides guidelines for managing change in the landscape area and these include:

- Promote the creation of buffer zones between intensive arable production and the creation of links between habitat areas
- Promote hedgerow restoration along the lines of historic field boundaries and for the creation of visual links between existing woodland areas
- Promote the use of traditional field hedges
- Protect and preserve the pattern of narrow winding lanes and associated hedge banks, sunken lanes, verges and hedges
- Plant a wide range of hedgerow species and standard hedgerow trees
- Maintain and extend the rights of way network and
- Encourage the planting of shelter beds

The submitted Landscape and Visual Impact assessment seeks to ensure that many of these measures are incorporated within the scheme. In particular new hedgerow and tree planting along the south eastern boundary with Priors Hill will help to preserve the character of the settlement. Both this and the other landscaping measures shown indicatively on the submitted plans will respond to LCA guidelines and increase the potential for habitat creation and green infrastructure a key requirement of Policy PNP 6 of the NP.

- 4.23 It is inevitable that residential development on the southern part of the application site will result in a change to the landscape however the arable field itself is not of any particular landscape quality. The proposed housing area would abut closely to and be framed against built development to the north east and south. To the north the site abuts the Scheduled Monument but this area is proposed to be managed and maintained as open land. The village has expanded over the years along Priors Hill and this proposal will add a relatively short extension to built development fronting Priors Hill. The new housing would however be set against the existing development of Baulk Gardens and Danefield Road and will not extend beyond the residential curtilage of Hill Farm opposite or extend as far as the water tower on Priors Hill. Only a short extension of the pavement linking the site to Danefield Road is proposed therefore the rural character of this part of Priors Hill as it extends past the site to the north will be maintained. It is considered that the residential development will be contained by the landscape features around the site, the Priors Hill carriageway, the Danefield Road properties and the residential extension of Baulk Gardens as well as Pirton footpath 001. I consider that the landscape impact of the development will also reduce overtime as new landscaping matures and views into the site are filtered and softened as concluded by the landscape and visual impact assessment.
- 4.24 Although the site is to be accessed via a new entrance off Priors Hill, the access point is close to the junction with Danefield Road and footpath linkages are proposed to it as well as onto the public footpath 001 both of which connect into the centre of the village. As such I do not consider that the development site is physically separate from the existing settlement but would be seen as a relatively modest extension to it that has no significantly adverse landscape impact. With the recreation area and public open space on the SAM and supplementary landscaping I consider that the development would sit relatively comfortably within the existing landscape integrating well with the existing pattern of development.
- 4.25 Concern has been raised that the development would conflict with some of the key views set out in Policy PNP 7 of the NP. It is unlikely that the development would interfere with key views 2 and 9 however it is acknowledged that the development may reduce view 5 (the view from Priors Hill northeast towards Langford Water tower). Until details of the layout and scale of the development are known at the reserved matters stage the extent of the impact on view 5 cannot be determined. Overall though I consider that the site proposed for built development is not so significant in terms of framing views to and out of the village to constitute a serious drawback to the proposals.
- 4.26 The application is in outline with only the means of access for consideration at this stage. Twenty four dwellings in total are proposed which would equate to a density on the developable area of 17.7 dwellings per hectare (dph) which would be less than that approved at the immediately adjoining site at Baulk Gardens (21 dph). I consider that a lower density on this north western edge of the village is appropriate having regard to the location adjacent to the scheduled monument and the adjacent Chilterns AONB.
- 4.27 The recent development of Baulk Gardens has introduced a degree of urbanising form to this edge of village location and the proposed development with its associated open space and lower density has the potential to better integrate this development into the wider landscape.

- 4.28 Matters of scale, appearance, layout and landscaping are reserved for further consideration and therefore the Local Planning Authority will have a further opportunity to judge the exact impact of this development once these details are submitted. Concern has been expressed with regard to the impact of two storey housing on this site and to the scale of development particular with the Priors Hill and SAM boundaries. Baulk Gardens was designed in order to assimilate that development with the open countryside with the provision of the four single storey dwellings to its south western edge. This may be a design approach required for the reserved matters application if outline permission is granted in order to limit the visual and landscape effects of the development. In order not to prejudice the Council's ability to determine the layout of the development at the 'reserved matters' stage I would recommend that, if approved, the outline permission limits the details of the access to the point of access shown on the illustrative drawing and detailed highway drawing GA-002 Rev B only and does not include internal service roads and turning areas.
- 4.29 The proposals have the potential to extend the recreational use of the public footpath 001 by linking it into the SAM open space / recreational area and the new public space would be one of the largest open areas in the village close to the village centre. Its provision would meet the aims of PNP 6 (Local Green Spaces) and help to meet some of the aims of PNP 9 (Community Facilities).
- 4.30 The developed area would be closely related to Baulk Gardens however the private road leading into Baulk Gardens would provide a degree of separation and through good design and layout at the reserved matters stage help to maintain open views to the north for people entering into Baulk Gardens from Pollards Way. Properties backing onto the site from Danefield Road have generally long back gardens in excess of 20 metres and whilst these residents will have views of the development comfortable separation distances between the new and existing properties could be achieved as illustrated on the indicative site layout drawing.
- 4.31 The application site is proposed to be incorporated within the village boundary. The development of part of the application site for housing would be in keeping with the organic growth of the village and in my opinion, would represent a relatively modest extension of the Danefield Road / Pollards Way estate. There would be limited harm to the wider landscape and limited effects on views into and out of the village. The site would be well connected with the existing footpath and highway network. There would be substantial benefit to the village from the provision of additional public open space. Despite a material change to the immediate landscape with built development, overall I consider that development could be successfully integrated into the fabric of the village without harming its overall character and appearance.

#### 4.32 Highway considerations

- 4.33 Pirton Parish Council and several residents have expressed concerns over the traffic generated by the proposals and the capacity of the existing road network to absorb this traffic including construction traffic. Concerns have been raised with regard to highway safety generally and the connectivity of the development to the rest of the village. The submitted Transport Statement (TS) advises that the peak hour traffic movements to and from the site (10 x 2 way movements in the morning and 11 x 2 way movements in the evening) is a negligible increase in traffic that will have no noticeable impact on highway safety, the wider road network in Pirton or the operation of the Priors Hill / Danefield junction. Although the TS advises that the junction has a good safety record minor road adjustments are proposed to improve junction safety. The Highway Authority raise no objection to the trip generation figures or measures to improve junction safety. In addition the Highway Authority consider that the issue of construction traffic can be dealt with via a Construction Traffic Management condition.
- 4.34 The TS covers the accessibility of the site to local facilities and services and provides details of how local education, leisure, retail and transport facilities can be reached within a comfortable walking distance from the site. In response to the concerns of the Parish Council and the Council's landscape officer relating to the connectivity of the site and the lack of a direct access from Baulk Gardens the applicant has produced a technical note to address these concerns. The document explains that Baulk Gardens is a private road and access through it from the site is not possible. All routes to the village centre and bus stops are within 800 metres of the site and these can be via two routes (via Priors Hill or the SAM to footpath 001). There is a further connection through to the school along footpath FP014. The shortest route through the SAM to footpath 1 is considered to be less than 1 minute longer than a footpath link through Baulk Gardens and as such not significant enough to deter pedestrians from walking to local facilities and services. I consider that the connections to the village are sufficiently direct and safe to encourage people to walk or cycle to and from the site. The applicant has offered financial contributions to sustainable transport measures including the improvement to Footpath 001.
- 4.35 Overall I am of the view that the development would be in general compliance with NPPF guidance on promoting sustainable transport through minimising the need to travel and maximising sustainable transport modes. In the absence of any objection from the highway authority and having regard to the information presented in the Transport Statement I am satisfied that there would be no significant impact to traffic flows or detriment to highway safety.

4.36 **Other material considerations**

4.37 Concerns have been raised as to the impact of the development on local infrastructure, services and character of the village and in particular the cumulative effect of the proposed 24 houses when taken with other recent developments in the village (both approved and still to be determined). I have considered above that the development would not adversely affect the character and appearance of the village having regard to its siting and limited landscape impact. The larger approved development at Elm Tree Farm and potential further housing subject to an appeal are both located on the opposite side of the village and the highway authority have stated that they consider that the development the subject of this application will have a negligible effect on highway safety. Construction of new housing can take some time to complete with stages of occupation and therefore the impact of new residents on local services will be gradual although it must be noted the social and economic benefit of new residents help to sustain local services and facilities. As part of the Section 106 package contributions are proposed towards the provision of community facilities to mitigate against the impact of the development on local facilities.

4.38 The development site does not affect any designated ecological sites or priority habitats and is of low botanical interest. Enhancement measures are proposed in line with NPPF requirements and Neighbourhood Plan objectives including the restoration / creation of a wildflower area north of the built development.

4.39 The development site is located in Flood Zone 1 and at very low risk to surface water flooding and all other sources of flooding due to its location and good ground permeability. The submitted Flood Risk Assessment and Drainage Strategy proposes a surface water drainage system using infiltration methods similar to that used at Balk Gardens. The Lead Local Flood Authority has advised that they have no objections in principle on flood risk grounds and advise the LPA that the proposed development site can be adequately drained and mitigate any potential existing surface water flood risk if carried out in accordance with the overall drainage strategy. Several conditions are recommended.

4.40 As mentioned above the visual impact of the development and impact on neighbouring occupiers can be controlled by the Local Planning Authority at the reserved matters stage where matters of scale, appearance, layout and the landscaping of the development would be determined.

4.41 **Section 106 matters**

4.42 The level of development proposed will impact on local services and infrastructure and a Section 106 Agreement will be required to secure appropriate financial contributions, on site affordable housing and other measures to mitigate against the impact of the development. A detailed Heads of Terms document to inform a Section 106 agreement has been agreed with the applicant should the Committee be minded to grant planning permission and the details are set out below. A draft Agreement is in the process of being prepared by the Council's planning solicitor. In preparing this document consultation has been undertaken with the Parish Council.

Element	Detail and Justification	Condition/Section 106
Affordable Housing	<p>On site provision of 8 affordable dwellings 5 x social rented, 3 x shared ownership</p> <p><u>Justification</u> NHDC Planning Obligations Supplementary Planning Document</p> <p>Submission Local Plan Policy HS2 'Affordable Housing'</p> <p>Evidence within the Council's SHMA</p>	S106 obligation
Primary Education educations	<p>Full contribution based on Table 2 of the HCC Toolkit index linked to PUBSEC 175. To be used towards the expansion of Pirton Primary School. Amount before index linking: <b>£78,039.00</b></p> <p><u>Justification</u> Policy 51 of the NHDC Local Plan No. 2 with Alterations Submission Local Plan Policy SP7 'Infrastructure requirements and developer contributions'</p> <p>Planning Obligations SPD and HCC Toolkit</p>	S106 obligation
Library Services	<p>Full contribution based on Table 2 of the HCC Toolkit index linked to PUBSEC 175. To be used towards the re-configuration of library space at Hitchin library.</p> <p>Amount before index linking: <b>£4,411.00</b></p> <p><u>Justification</u> Submission Local Plan Policy SP7 'Infrastructure requirements and developer contributions'</p> <p>Policy 51 of the North Hertfordshire District Local Plan No. 2 with Alterations. Planning Obligations SPD and HCC Toolkit</p>	S106 obligation
Sustainable Transport / Highway contributions	<p>Full contribution based on NHDC Planning Obligations SPD. Travel Plan and Car Parking spaces</p> <p>Schemes to be agreed with the Highway Authority</p>	S106 obligation

	<p>Contribution: <b>£25,000</b></p> <p>Travel Plan monitoring fee : <b>£2,000</b></p> <p><u>Justification</u> Policy 51 of the North Hertfordshire District Local Plan No. 2 with Alterations.</p> <p>Submission Local Plan Policy SP7 'Infrastructure requirements and developer contributions'</p> <p>Planning Obligations SPD</p>	
<p>Community Facilities</p> <p>(Pitch sport / Play Space / Public meeting space )</p>	<p>Projects to include contributions towards new meeting room, sports pavilion and new play equipment within Pirton village</p> <p><u>Contributions:</u></p> <p>Community meeting room: <b>£11,723.68</b></p> <p>Sports pavilion/ pitches: <b>£9,104.56</b></p> <p>Play equipment: <b>£18,458.56</b></p> <p><u>Justification</u> Policy 51 of the North Hertfordshire District Local Plan No. 2 with Alterations.</p> <p>Submission Local Plan Policy SP7 'Infrastructure requirements and developer contributions'</p> <p>NHDC Planning Obligations SPD</p> <p>Pirton Neighbourhood Plan</p>	S106 obligation
NHDC Waste Collection & Recycling	<p>Full contribution based on NHDC Planning Obligations SPD.</p> <p>£71 per dwelling index linked in accordance with SPD.</p> <p>Contribution: <b>£1,074.00</b></p> <p><u>Justification</u></p>	S106 obligation



	<p>Policy 51 of the North Hertfordshire District Local Plan No. 2 with Alterations.</p> <p>Submission Local Plan Policy SP7 'Infrastructure requirements and developer contributions'</p> <p>Planning Obligations SPD</p>	
Youth Services	<p>Full contribution based on Table 2 of the HCC Toolkit towards the provision of equipment at Bancroft / Nightingale House, Hitchin : <b>£1,256</b></p> <p>Policy 51 of the NHDC Local Plan No. 2 with Alterations</p> <p>Submission Local Plan Policy SP7 'Infrastructure requirements and developer contributions'</p> <p>Planning Obligations SPD and HCC Toolkit</p>	S106 obligation
Open space/Landscape management and maintenance arrangements on the Scheduled Ancient Monument (SAM)	<p>Private management company to secure the provision and long term maintenance of the open space/landscape buffer and any SuDs infrastructure</p> <p>Open Space in Pirton village Amount before index linking: <b>£9,977.20</b></p> <p><u>Justification</u> Policy 51 of the NHDC Local Plan No. 2 with Alterations</p> <p>Submission Local Plan Policy SP7 'Infrastructure requirements and developer contributions'</p> <p>Planning Obligations SPD</p> <p>Pirton Neighbourhood Plan</p>	S106 obligation

#### 4.43 **Planning Balance and Conclusion**

4.44 The proposed development site would fall within the village boundary (as proposed in the emerging local plan and made Pirton Neighbourhood Plan). Pirton is a Category 'A' village as identified in the local plan as a village within which development will be allowed. The village has a range of services including a primary school, nursery, shop and post office, pubs, churches, village hall, sports and social club, and village recreation ground. All of these services are within walking distance of the application site. The village is also connected to Hitchin and other settlements by a bus service. I consider that the site is a suitable and sustainable location for residential development taking into account the above factors.

4.45 It is acknowledged that the development proposal will result in less than substantial harm to heritage assets namely the Scheduled Ancient Monument and the Pirton Conservation Area. However I consider that this harm is at the lower end of the scale of less than substantial having regard to the separation of the proposed built form from the conservation area and the proposals to manage and maintain the SAM which arguably will better reveal the significance of the asset. Paragraph 134 of the NPPF allows for the public benefits of the proposals to be weighed against the less than substantial harm. In this case I consider that the delivery of housing including 8 affordable housing units and the provision of public open space and recreation area together with the economic and social benefits of construction jobs and the development helping to sustain local services would outweigh the identified harm. Overall I consider that the development would be in general accordance with local plan and neighbourhood plan policies and the NPPF as a whole and recommend that planning permission should be granted subject to a Section 106 and appropriate conditions.

#### 5.0 **Legal Implications**

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

#### 6.0 **Recommendation**

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

(A) The completion of a satisfactory legal agreement and the applicant agreeing to extend the statutory period in order to complete the agreement if required and

(B) The following conditions and informatives:

1. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

Reason: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 as amended.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission, and the development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. 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.

4. The access details hereby permitted shall extend only to the details shown on the submitted plan no. ITB13379-GA-002 Rev B

Reason: In order for the Local Planning Authority to consider the layout of the site at the Reserved Matters stage

5. The reserved matters application shall include the following:
  - a) Details of all internal road layouts, details of turning areas to accommodate refuse vehicles and the location of all bin and recycling collection points and the location and specification of car parking and garaging facilities and cycle parking and storage facilities
  - b) Pedestrian and cycle linkages to existing routes including surface treatment
  - c) Details and specifications of any hedges, fences, walls and other means of enclosure
  - d) Details of signboards, other signage and seating to be located within the public open space

Reason: To ensure proper consideration of the layout and appearance of the site

6. The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment and Drainage Strategy

Reason: In order to prevent flood risk

7. No development shall take place until an Ecological Enhancement Strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of nature conservation and enhancement

8. No occupation of the development hereby permitted shall take place until the visibility splays, footways and the realignment of the Priors Hill carriageway as indicated on drawing No. ITB13379-GA-002 Rev B have been provided.

Reason: In the interests of highway and pedestrian safety

9. Construction of the development hereby approved shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved details. The Construction Traffic Management Plan shall include details of the following:
- o Construction vehicle numbers, type and routing;
  - o Traffic Management measures;
  - o Construction and Storage Compounds;
  - o Siting and details of wheel washing facilities
  - o Cleaning of site entrances, site tracks and the adjacent public highway
  - o Provision of sufficient on-site contractors and visitors car parking prior to the commencement of site clearance and construction
  - o Post construction restoration / reinstatement of the working areas and temporary access to the public highway
  - o Measures to protect the Scheduled Ancient Monument Area during construction

Reason: In the interests of highway safety and to protect heritage assets

10. (A) No demolition / development shall take place / commence until an Archaeological Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of archaeological significance and research questions and:
1. The programme and methodology of site investigation and recording
  2. The programme and methodology of conservation as suggested by the investigation and recording
  3. The programme for post investigation assessment
  4. Provision to be made for analysis of the site investigation and recording
  5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  6. Provision to be made for archive deposition of the analysis records of the site investigation
  7. Nomination of a competent person or persons / organisation to undertake the works set out within the Archaeological Written Scheme of Investigation

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

11. (B) The demolition / development shall take place / commence in accordance with the programme of archaeological works set out in the WSI approved under condition 11 (A).

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

12. (C) This condition shall not be discharged until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition 11 (A) and the provision made for analysis and publication where appropriate.

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

13. No dwelling hereby permitted shall be occupied unless and until an external lighting strategy has been submitted to and approved in writing by the local planning authority. The strategy shall be designed to minimise the potential adverse effects of external lighting on the amenity and biodiversity of the site and its immediate surroundings. The development shall be carried out in accordance with the approved details.

Reason: In the interests of biodiversity and local amenity

14. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.

(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
- (ii) The results from the application of an appropriate risk assessment Methodology

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

- (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
- (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(e) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

15. Prior to occupation, each of the twenty-four (24) residential dwellings shall incorporate an Electric Vehicle (EV) ready domestic charging point.

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

16. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy carried out by Clive Onions Ltd dated December 2017 Version. The surface water drainage scheme should include;

1. Implementing the appropriate drainage strategy based on infiltration using appropriate above ground SuDS measures.
2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 40% climate change event.

The mitigation measures shall be fully implemented prior to full site occupation and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent the increased risk of flooding both on and off the site.

17. The development hereby permitted shall not be commenced until detailed infiltration and ground condition tests have been submitted to and approved in writing by the Local Planning Authority. The information should include:

1. Location specific infiltration tests out in accordance with BRE Digest 365 for the main infiltrating features
2. Confirmation of information relating to the ground water levels and whether there are any impacts to the bottom of the basin and its ability of infiltrate.
3. Achieve a minimum of an unsaturated 1m buffer zone between the base of the infiltration features and groundwater levels. If this cannot be achieved an alternative discharge strategy will need to be considered for the management of surface water run-off from the development and will need to be submitted to and approved by the Local Planning Authority.

Reason: To prevent the increased risk of flooding both on and off the site.

18. No development approved by this planning permission no development shall take place until the final design of the drainage scheme has been submitted to, and approved in writing by, the local planning authority. The surface water drainage system will be based on the submitted Flood Risk Assessment and Drainage Strategy carried out by Clive Onions Ltd dated December 2017 Version. The scheme shall also include;
1. Full detailed engineering drawings including cross and long sections, location, size, volume, depth and any inlet and outlet features. This should be supported by a clearly labelled drainage layout plan showing pipe networks. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
  2. Detailed surface water calculations and modelling for all rainfall events up to and including the 1 in 100 year + climate change event for the whole site.
  3. All calculations/modelling and drain down times for all storage features.
  4. Confirmation of which SuDS features will be infiltrating and specific infiltration rates for each feature.
  5. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features
  6. Details regarding any areas of informal flooding (events those exceeding 1 in 30 year rainfall event), this should be shown on a plan with estimated extents and depths.
  7. Details of final exceedance routes, including those for an event which exceeds to 1:100 + cc rainfall event.

Reason: To prevent the increased risk of flooding both on and off the site.

19. Upon completion of the drainage works for each phase in accordance with the timing / phasing, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include;
1. Provision of complete set of as built drawings for site drainage.
  2. Maintenance and operational activities.
  3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

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

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

Planning Informatives:

1. The applicant is advised that the landscaping details should not include any earth bunding or tree planting within the Scheduled Monument area

2. EV Charging Point Specification:

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

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

- o A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.
- o The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF).
- o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.

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

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

4) Highway Informatives:

AN1) Construction standards: Where works are required within the public highway to facilitate the new vehicle access, the Highway Authority require the construction of the works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. Before works commence the application will need to apply to Hertfordshire County Council Highways team to obtain their permission and requirements. Their address is County Hall, Pegs Lane, Hertford, Herts, SG13 8DN. Their telephone number is 0300 1234047.

AN2) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.



AN3) Rights of Way: The Public Right of Way should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works.

The safety of the public using the route and any other routes to be used by construction traffic should be a paramount concern during works, safe passage past the site should be maintained at all times.

The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overspill of cement and concrete) should be made good by the applicant to the satisfaction of this Authority.

All materials should be removed at the end of the construction and not left on the Highway or Highway verges.

If the above conditions cannot be reasonably achieved then a Temporary Traffic Regulation Order would be required to close the affected route and divert users for any periods necessary in order to allow works to proceed. A fee would be payable to Hertfordshire County Council for such an order.

AN4) Construction works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN5) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

#### Flood Authority Informative:

As this is a greenfield site, we would not expect the use of below ground attenuation features. At detail design stage we would expect above ground measures such as permeable paving, swales etc. could be used on impermeable sites and utilised within green space and areas of landscaping. Prioritising above ground methods and providing source control measures can ensure that surface water run-off can be treated in a sustainable manner and reduce the requirement for maintenance of underground features.

We would strongly recommend that soakaways serving multiple properties should not be located within private curtilage. There is a high uncertainty that individual house owners will have the means to undertake the maintenance required by drainage features within their property. As the drainage system is serving more than one property, the lack of maintenance would affect several properties.

7.0 **Appendices**

7.1 Appendix A: Schedule Monument Plan