

<u>Location:</u>	Munts Maiden Street Weston Hitchin Hertfordshire SG4 7AG
<u>Applicant:</u>	Mrs Deborah Curtis
<u>Proposal:</u>	Erection of one 4-bed detached dwelling with detached outbuilding.
<u>Ref. No:</u>	24/00482/FP
<u>Officer:</u>	Henry Thomas

Reason for Delay:

Awaiting consultee responses and in order to present the application to an available committee meeting.

Reason for Referral to Committee:

The recommendation is contrary to the view of the Highway Authority and the Parish Council, with details of such outlined in this report.

Therefore, it application is reported to this committee in accordance with section 8.4.5 of the Council's Constitution, which states:

"The Planning Control Committee shall determine: (c) any other planning application, application for advertisement consent, listed building consent or conservation area consent where: (i) a statutory consultee has submitted a written opinion contrary to the recommendation of the Service Director: Regulatory and which is a valid material planning consideration in the opinion of the Service Director: Regulatory;"

1.0 **Site History**

1.1 14/02761/1 - Four bedroom detached dwelling and detached single garage.
Withdrawn.

2.0 **Policies**

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

Policy SP1: Sustainable Development in North Hertfordshire

Policy SP2: Settlement Hierarchy and Spatial Distribution

Policy SP6: Sustainable Transport

Policy SP8: Housing

Policy SP9: Design and Sustainability
Policy SP11: Natural Resources and Sustainability
Policy SP13: Historic Environment
Policy T1: Assessment of Transport Matters
Policy T2: Parking
Policy D1: Sustainable Design
Policy D3: Protecting Living Conditions
Policy D4: Air Quality
Policy NE4: Biodiversity and Geological Sites
Policy NE7: Reducing flood risk
Policy NE8: Sustainable Drainage Systems
Policy NE9: Water Quality and Environment
Policy HE1: Designated Heritage Assets
Policy HE4: Archaeology

2.2 **National Planning Policy Framework (December 2023)**

Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 8: Promoting healthy and safe communities
Section 9: Promoting sustainable transport
Section 11: Making effective use of land
Section 12: Achieving well-designed and beautiful places
Section 13: Green Belt
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

2.3 **Neighbourhood Plan**

There is no 'made' Neighbourhood Plan for Weston Parish.

3.0 **Representations**

3.1 **Weston Parish Council** : Objection raised stating:

“Inappropriate building on proposed site which is a high piece of land. Obtrusive to neighbours in Mill Lane and Maiden Street”

3.2 **Hertfordshire Highways**: Recommends that permission be granted subject to condition that:

“Prior to the first use of the development hereby permitted a recycling / bin storage area shall be provided. This must be no more than 30 meters from the proposed dwelling and be within 25m of the kerbside/bin collection point.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire’s Local Transport Plan (adopted 2018).”

3.3 **NHDC Senior Ecologist**: No objection to the proposal with two suggested informatives.

3.4 **NHDC Conservation officer**: No comment required.

3.5 **NHDC Environmental Health**:

Land contamination – No objection with a recommended condition.

Air Quality – Recommends an EV condition and informative.

Noise/Nuisance – No comments.

3.6 **NHDC Waste Services** : Provides general advice on waste management and storage / collection arrangements

3.7 **Herts Fire and Rescue** – No objection.

3.8 **Site Notice / Adjoining occupiers**: 7 representations received following public consultation. 5 in objection and 2 neutral comments.

The comments can be viewed in full on the NHC website and have been summarised below:

Objections

- Proximity to neighbours.
- Loss of privacy / overlooking.
- Inadequate screening.
- Increased traffic on public highway.
- Noise pollution.
- Increased strain on on-street parking.
- Harm to wildlife.
- Loss of private view.
- Loss of light.

Neutral

- Want the inclusion of swift bricks for biodiversity.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is situated on the north side of Maiden Street. The site is located within the Weston Conservation Area. On the northern boundary, a small section of the plot is covered by Green Belt land designation, however the dwelling and proposed garage would not sit on green belt land.

4.2 **Proposal**

- 4.2.1 The proposals, as amended, are for Full Planning Permission for the erection of one four-bedroom dwelling house and garage outbuilding on land adjacent to the Munts and to the rear of Maiden Cottages. Vehicular access would be via the existing access onto Maiden Street shared with the Munts.
- 4.2.3 The proposed dwelling would comprise 4 bedrooms, living area, kitchen/dining room and bathroom. The dwelling would have its own residential curtilage including garden patio and lawn area to the rear and two vehicle parking spaces to the front. An outbuilding would be constructed to the front of the dwelling to accommodate storage for bins and cycles.
- 4.2.4 The proposed dwelling would be approximately, 13m in width, 11m in depth with a max ridge height of 7.7m.
- 4.2.5 The proposed garage/outbuilding would be approximately 3.3m in width, 6m in depth with a max ridge height of 4.5m.
- 4.2.6 The rear garden area would be approximately 357 sqm with a patio/hard standing covering an area of approximately 37sqm within the aforementioned figure.
- 4.2.7 The front garden area would be approximately 320 sqm with the drive/parking/hardstanding covering approximately 105 sqm within the aforementioned figure.
- 4.2.8 The proposed external materials for the dwelling and outbuilding are as follows:

Roof: Red Clay tiles and EPDM
Black painted timber cladding – refurbished
Walls: Red brick & Grey Metal
Windows and doors: Off-white uPVC
Fascia: Off-white uPVC
Rainwater Goods: Black uPVC

- 4.2.9 The application is supported by the following documents: -

- Planning Statement
- Design and access statement
- Heritage Statement
- Tree Report

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- The principle of development/impact upon the Green Belt.
- The impact upon the Conservation Area.
- Design
- The impact on neighbours
- Access and parking
- Landscaping.

Principle of development

4.3.2 The site is within the village of Weston, which is a Category A village as designated in Policy SP2 of the Local Plan, stating that “*In Category A villages, general development will be allowed within the defined settlement boundaries*”. The application site is located within the defined settlement boundary therefore, the proposed development is considered in line with Policy SP2 of the Local Plan.

4.3.3 Whilst a small section towards the north end of the site is located within the Metropolitan Green Belt, the proposed dwelling would fall outside of this land. But in any case, an argument can be made that the site would meet the exception of paragraph 154(e) of the NPPF and would qualify as ‘limited infilling in villages’. Due to the fact it would be located between the residential properties of Munts, Maiden Cottages and Shaws Cottage and would arguably extend this building line. Moreover, a development of this scale is considered to reasonably fall within the general meaning of ‘limited’ and is compatible with the existing density and layout of development in this part of the village.

4.3.4 As such, in line with the above, it is my opinion that this proposal would be classed as limited infilling in villages, in accordance with paragraph 154(e) of the NPPF. Notwithstanding that most of the site lies within the settlement boundary of Weston, this proposal is considered to comply with Green Belt policy as an exception under NPPF 154(e). Consequently, there is no need to assess impact upon the openness of the Green Belt and very special circumstances do not need to be demonstrated because the proposal would not be inappropriate development within the Green Belt.

The Design and its Impact on the Character of the Area

4.3.5 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. This is echoed in Section 12 of the NPPF.

4.3.6 The dwelling has been designed as a two-storey dwelling with a detached single storey garage. The dwelling would have two front facing gable dormer windows along with a pitched, timber framed porch, solar panels and a small rooflight to the front façade. To the rear, the dwelling would have a small box dormer window that would be set in modestly from the eaves and ridge, as well as a single storey element with a flat roof. The scale and position of the proposed dwelling to the rear of 1 and 2 Maiden Street is such that it would have limited to no visibility from the street scene and would be screened by these dwellings and the existing mature hedgerow/trees around the borders of the site.

- 4.3.7 In design terms, the proposed dwelling is considered acceptable because it has been designed with traditional features and materials that reflect the rural setting of Weston. The proposed design and materials would be sympathetic to the adjacent dwellings of the Munts and other dwellings within the vicinity. Whilst front dormer windows and a front garage are typically uncommon for this area in Weston, the dwelling would be set back well back from the road and would be well-screened thereby minimising the visual impact upon the street scene. In my view, due to the site being located to the rear of 1 and 2 Maiden Street, a garage in this position would not set a precedent within Weston.
- 4.3.8 The proposed development is therefore considered to respond positively to local context, in accordance with Policies SP9 and D1 of the Local Plan.

Impact on Heritage Assets

- 4.3.9 The site is located within Weston Conservation Area. The conservation officer has stated that:

“Although located within the Weston Conservation Area, the height of the dwelling and its discrete rearward position behind Maiden Cottages and a well-treed southern boundary, is such that we have decided that the proposal in this location and with no other heritage assets immediately nearby, would not require our further input.”

- 4.3.10 As such, it is considered that the proposal would not have any significant impact on the character and appearance of the conservation area. The proposed materials and design are considered sympathetic to the locality and the conservation area and there would not be any harm to the heritage significance of the conservation area. The proposal therefore complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.11 Policy D1 of the Local Plan also requires that development proposals meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. These considerations are echoed within Section 12 of the NPPF.
- 4.3.12 It is accepted that the proposed development will be visible in views from neighbouring dwellings, due to its scale and nature as built form. However, the dwelling would be positioned 27 or 30 18 m from 1 and 2 Maiden Cottages and the proposed garage would be 15/18m from these neighbouring dwellings. In my view, this distance in combination with retaining the existing cypress hedgerow along the southern boundary will not result in a form of development that would be unacceptably overbearing or result in any loss of light. Due to the above, the proposed front dormer windows would not provide a vantage point to enable unacceptable overlooking of these neighbouring dwellings.
- 4.3.13 The adjacent dwellings of Munts and The Haven are sited 17m and 12m respectively from the proposed dwelling. Due to the orientation of The Haven their rear windows would have some overlook into the rear garden of the proposed dwelling. However, this outlook is reduced by the outbuildings present in the rear garden of The Haven and the proposed planting of two new trees on this boundary to replace the existing

apple trees. The rear windows of the proposed dwelling and of Munts would face north (down garden) and therefore would not provide any vantage point for overlooking of each other's plot. A first-floor side window has been proposed on the elevation facing towards The Haven, however this window is stated to be obscure glazed and no opening below 1.7m to protect neighbouring amenity. This matter can be controlled by condition.

- 4.3.14 The proposed dwelling at approximately 223 sqm would exceed the minimum nationally described space standards for a 4 bedroom/8-person property (127 sqm), would have sizable rear private amenity space, and would see all habitable rooms achieve suitable levels of natural light. It is therefore my view that the proposal would not result in any harm to the reasonable living conditions and well-being of future occupiers.
- 4.3.15 As such, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties and would provide acceptable living conditions for future occupiers. This is in accordance with Policies D1 and D3 of the Local Plan.

Access and Parking

- 4.3.16 The proposal seeks to utilise the existing access of Maiden Street that serves the neighbouring property, Munts. The residents of Munts have no objection to the use of this access as long as the right of way is maintained. This is acceptable in my opinion. Moreover, the Highway Authority have no objections subject to informatives, to the proposed use of this access. To that end, use of this access is acceptable in planning terms in my view.
- 4.3.17 The proposal provides two parking spaces to the front of the dwelling along with adequate space to allow for vehicles to turn and exit the site in forward gear. The proposed garage/outbuilding would provide space for cycle storage, an EV charging point and bin storage. The proposal meets the requirements set out within the Vehicle Parking at New Developments SPD as well as Policy T2 of the Local Plan. Therefore, I have no objections on parking grounds as the scheme complies with this requiring.

Bin stores

- 4.3.18 The Hertfordshire Highway Authority raised a concern on this proposal in their formal comment dated 15th March 2024 and subsequent comments on 30th May, 2024. In their comments on the 18th June, the Highway's Authority dropped this objection subject to the condition that:

“Prior to the first use of the development hereby permitted a recycling / bin storage area shall be provided. This must be no more than 30 meters from the proposed dwelling and be within 25m of the kerbside/bin collection point.”

4.3.19 Building Regulations state that:

“1.8 Storage Areas for waste containers and chutes should be sited so that the distance householders are required to carry refuse does not usually exceed 30m (excluding any vertical distance). Containers should be within 25m of the waste collection point specified by the waste collection authority.”

4.3.20 In my view, a proposed bin store along the access road leading to the Munts would be an unsympathetic form of development that would be detrimental to the street scene. Building Regulations states ‘not usually’ which is not a definitive statement. Seeing as, the surrounding dwellings of Munts, The Haven and Cherchez Bien all have bin drag distances which exceed this figure, I do not consider the condition from Hertfordshire Highways Authority to be expedient in this context and is not recommended.

Landscaping and Sustainability

4.3.21 The existing site features a number of trees and hedges along the boundary lines which seek to be retained. To facilitate the development, T1 and a cluster of apple trees (G2) will need to be removed. The submitted arboricultural assessment suggest that T1 is involved in subsidence damage to the neighbouring dwelling of Munts and that G12 are low-lying and of poor form. The proposed site plan seeks to replace G12 with two new trees.

4.3.22 In my opinion, seeing as the site is in a prominent position with a number of mature trees within the periphery, it would be appropriate to enforce a pre-commencement condition that covers proposed landscaping details for this site and how existing landscaping will be protected.

Biodiversity Net Gain

4.3.23 The application was submitted prior to the requirement for mandatory Biodiversity Net Gain for small sites. Comments from NHC Ecologist have suggested net gains can be delivered through the provision of soft landscaping and also through the inclusion of permanent integrated features for wildlife for instance the provision of bat and swift boxes. I therefore recommend a condition for swift boxes.

Sustainability

4.3.24 The overarching purpose of the planning system is to contribute to achieving sustainable development, as stated in Section 2 of the NPPF. This is considered against the three objectives of sustainable development, the economic, social, and environmental objectives.

4.3.25 Firstly, in terms of the economic objective, the proposed development would see the delivery of jobs during the build/construction phase which is a modest benefit.

- 4.3.26 Secondly, in terms of the social objective, this would add an additional dwelling to the districts housing figures which could be delivered in a relatively short space of time, which is a modest benefit.
- 4.3.27 Lastly, in terms of the environmental objective, it is acknowledged that future occupiers of this proposal would be reliant on private vehicles for the majority of their needs. There is a single bus stop in Weston which could be utilised to use services in nearby Stevenage and Baldock. That said, the LPA have designated this settlement as a Category A village, which allows for general development within the settlement boundary. Moreover, the proposal does incorporate sustainable building features, such as an EV charging point. The site benefits from a fair amount of boundary trees/hedging and protection of these and details of retained/new landscaping are to be secured via an agreed landscaping pre-commencement/landscape protection condition. Moreover, it is considered appropriate to request that the scheme will incorporate swift boxes. Overall, these environmental benefits are deemed appropriate relative to the scale of development proposed.
- 4.3.28 In addition, the proposal seeks to insert 10 solar panels to the front roof slope, which is a form of sustainable energy generation which is wholly supported in the Local Plan and the NPPF. It is considered that their delivery would be secured by condition 2.
- 4.3.29 As such, it is considered that the proposal accords with the three pillars of sustainability, which should be given some weight in the planning balance.

4.4 Planning Balance and Conclusion

- 4.4.1 The site is located within a Category A village within the Local Plan where general development will be allowed within the defined settlement boundary. Whilst a section of the site is outside the settlement and within the Green Belt, the proposed dwelling would not be sited on Green Belt land. This proposal is considered to be in accordance with Policy SP2 of the Local Plan. This should be given significant weight.
- 4.4.2 The settlement has suitable services to accommodate limited growth and increased housing numbers, evidenced by its designation as a Category A village. The proposal would be a modest addition to the district's housing land supply and have limited social/economic benefits locally, which should be afforded moderate weight.
- 4.4.3 The design and siting are considered appropriate for its setting within Weston and would not have an adverse impact upon the street scene and the Conservation Area. This is in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF and should be given moderate weight.
- 4.4.4 The dwelling has been designed with features and materials that reflect the rural, traditional setting of Weston. Details of external finishes are, in the main, to be controlled via condition. As such, the proposal is deemed in accordance with Policies SP9 and D1 of the Local Plan and Section 12 of the NPPF. This should be given moderate weight.
- 4.4.5 Given the location of the proposal, the good plot size and the acceptable design, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties and future occupiers. This is in accordance with Policy D3 of the Local Plan and should be awarded moderate weight.

- 4.4.6 The proposal is a small site that will deliver measurable gains in biodiversity, in accordance with Policy NE4 of the Local Plan. There is no requirement for this proposal to demonstrate a 10% BNG due to the application being submitted prior to the 10% BNG becoming mandatory.
- 4.4.7 The proposal would not result in a development that will cause a detrimental impact on the highway network. Whilst the objection from the highway authority in so far as it relates to the bin drag distance is acknowledged and weighs against the proposal, for the reasons set out within this report, this is not considered to be a sustainable reason to refuse planning permission in the overall balance. Therefore, this proposal is recommended for approval subject to the omission of the recommended bin store condition contrary to the formal view of the Highway Authority. The parking provision is acceptable in planning terms. Therefore, this scheme is deemed in accordance with Policies T1 and T2 of the Local Plan, which is awarded moderate weight.
- 4.4.8 Overall, taking all matters into account in the planning balance, the proposal complies with the Local Plan as a whole and the application is recommended for approval, subject to conditions.

4.5 **Alternative Options**

- 4.5.1 None applicable.

4.6 **Pre-Commencement Conditions**

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

5.0 **Legal Implications**

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

6.0 **Recommendation**

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

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

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

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

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

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

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

4. Before any development commences on site landscape details are to be submitted to and approved in writing by the LPA. The details must be implemented on site in the first planting season following the substantial completion of the development hereby permitted. The details shall include:

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

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

5. None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority. On the tree report these trees are: T2-T11.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

6. Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

7. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

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

8. Prior to occupation, the proposed development 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 of the operational phase of the development on local air quality

9. The dwelling hereby approved shall incorporate 1 Swift Box/Brick within the built fabric of the property. Once installed, the Swift Box/Brick shall be maintained in perpetuity.

Reason: To ensure the proposal has regard for wildlife and contributes to net gains in biodiversity, in line with Policy NE4 of the Local Plan.

10. Prior to the relevant phase of works full details of all hard and soft landscaping measures, including boundary treatment, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the setting of the listed building to which this permission relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031

11. The window at first floor level on the west elevation of the development hereby permitted shall be glazed with obscure glass and non-opening below 1.7m above internal floor level and retained as such thereafter.

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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:**Hertfordshire Highways**

AN1) 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 County Council website at:

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

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at:

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

AN3) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development.

The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

Environmental Health informatives:

EV Charging Point Specification:

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

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

- o A separate dedicated circuit protected by an RBCO should be provided from the main distribution board to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.

- o The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).

- o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.

- o A list of authorised installers (for the Government's Electric Vehicle Homecharge Scheme) can be found at <https://www.gov.uk/government/organisations/office-for-low-emission-vehicles>

- o UK Government is intending to issue legislation in 2021 to require domestic EV charge points to be smart, thus we recommend that all charge points will be capable of smart charging, as detailed in UK Gov consultation response.