

<u>Location:</u>	Land North Of Milksey Lane Graveley Hertfordshire
<u>Applicant:</u>	Mr Skinner
<u>Proposal:</u>	Erection of 24 dwellings including creation of vehicular access off High Street, associated parking, drainage, amenity space and landscaping.
<u>Ref. No:</u>	25/00571/FP
<u>Officer:</u>	Alex Howard

Date of expiry of statutory period: 27th June 2025

Extension of statutory period: 30th November 2025

Reason for Delay: In order to present the application to an available committee meeting.

Reason for Referral to Committee: The site area is larger than 0.5 hectares and therefore the application needs to be presented to Planning Committee for determination, in accordance with the Council's constitution.

1.0 **Site History**

- 1.1 **17/04017/FP** - Residential development comprising of 4 detached, 2 link detached and 4 semi-detached dwellings with detached garages and provision of new vehicular and pedestrian access off of High Street (as amended by plans received 4/4/23 & 6/11/23).

Resolution to grant, decision pending completion of s106 agreement.

2.0 **Policies**

2.1 **North Hertfordshire District Local Plan (The Local Plan) 2011 – 2031**

Policy SP1: Sustainable Development in North Hertfordshire

Policy SP2: Settlement Hierarchy and Spatial Distribution

Policy SP6: Sustainable Transport

Policy SP7: Infrastructure Requirements and Developer Contributions

Policy SP8: Housing

Policy SP9: Design and Sustainability
Policy SP10 - Healthy Communities
Policy SP11: Natural Resources and Sustainability
Policy SP12: Green Infrastructure, Landscape and Biodiversity
Policy SP13: Historic Environment
Policy HS1: Local Housing Allocations
Policy HS2: Affordable housing
Policy HS3: Housing mix
Policy T1: Assessment of Transport Matters
Policy T2: Parking
Policy D1: Sustainable Design
Policy D3: Protecting Living Conditions
Policy NE1: Landscape
Policy NE2: Green Infrastructure
Policy NE4: Biodiversity and geological sites
Policy NE5: New and improved public open space and biodiversity
Policy NE10: Water Framework Directive and wastewater infrastructure
Policy NE12: Renewable and Low Carbon Energy Development
Policy HE1: Designated Heritage Assets
Policy HE4: Archaeology
Policy GR1: Land at Milksey Lane

2.2 **National Planning Policy Framework (NPPF) (December 2024)**

Section 2: Achieving sustainable development
Section 4: Decision making
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 places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

2.3 **Supplementary Planning Documents**

Sustainability SPD (2024)

Developer Contributions SPD (2022)

Vehicle Parking at New Development SPD (2011)

Design SPD (2011)

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – Comments received from 5 interested parties, 2 objections and 3 neutral, covering the following matters (summary):

- Concerns that access to plots 1 and 2 will become a line of parked cars which will be visible in winter from across the site when trees are not in leaf. Requested additional planting of a hedgerow in front of plots 1 and 2 to be maintained at 7ft to screen the development from this side.
- Considerable development is taking place in the area already; this will lead to increase in general traffic and congestion. The village lacks infrastructure and amenities, such as no GP surgery, public transport which means occupiers will have to drive.
- Request that a condition be included to incorporate 24 integrated Swift bricks into the development, to ensure local populations are accounted for.

3.2 **Hertfordshire Highways** – Provided formal comments stating no objection subject to several conditions and financial contributions.

3.3 **Graveley Parish Council** – *“Graveley Parish Council met on Tuesday 22nd April and under Agenda Item 25/027 (a) they voted no objection with comments to the above planning consultation. The vote was unanimously agreed. The comments were as follows: They feel that the increase from 10 to 24 dwellings is significant and too large. Their understanding is that various unknown materials were used to build up the ménage on the site and a contamination report should be required before any development is started. A condition should be made that burning of wood and rubbish on the site (which has created noxious smoke on occasion) must be stopped”.*

Further correspondence with Graveley Parish Council has confirmed their views for seeking developer contributions towards the following local projects with the associated sums provided:

Contribution towards improvements to the playground on Ashwell Close at £6300, which could be subject to increase given the number of dwellings has increased and the appreciation of costs. Full amount TBC and factored into the s106 HOTs.

3.4 **Environmental Health (Air Quality/Land Contamination/Environmental Health (Noise))** – No objection subject to conditions and informatives.

3.5 **Archaeological Implications** – No formal response received. Informal verbal discussions with HCC have confirmed that the proposed resolution is acceptable.

3.6 **North Herts Waste and Recycling** – Following several consultations on amended plans and further information, the following final comment was received:

“Waste can confirm they are happy to remove any previously applied conditions. We would like to ensure that the vehicle turning points are taken into consideration where the road is marked to be informal and the vehicles are not allowed to access.

In relation to the roadways where the vehicles are accessing, we need to ensure that the road surface is sufficient to support the weight of the collection vehicles”.

3.7 **Conservation Officer** – *“There is NO OBJECTION. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.*

SUGGESTED CONDITIONS:

A landscaping plan should accompany the proposal to detail boundary treatment of the entire site and in particular the part of the conservation area that the proposed site will occupy”.

3.8 North Hertfordshire Ecology – Advised to consult with Herts Ecology.

3.9 County Council Ecology – *“No objection to the proposal, however further information is required prior to determination:*

- *Further surveys for bats required prior to determination.*
- *Further surveys for great crested newts or an IACPC required prior to determination.*
- *A sensitive lighting strategy should be added as a condition of any subsequent approval.*
- *An informative for a precautionary approach to works should be added to any subsequent approval.*
- *This application is automatically subject to the general Biodiversity Net Gain Plan condition.*
- *An HMMP should be secured as part of the legal agreement for BNG”.*

3.10 Hertfordshire Growth and Infrastructure – Requested the following contributions following the submission of a dwelling mix/tenure table:

“Primary Education Contribution towards the delivery of a new primary school in the area and/or provision serving the development (£376,451 (which includes land costs of £5,265) index linked to BCIS 1Q2024)

Secondary Education Contribution towards the delivery of a new secondary education provision at the former Barnwell East site/ land at Redwing Close and/or provision serving the development (£305,529 (which includes land costs of £6,023) index linked to BCIS 1Q2024)

Childcare Contribution towards increasing the capacity of 0-2 year old childcare facilities at Stevenage or the surrounding area and/or provision serving the development (£17,859 index linked to BCIS 1Q2024)

Childcare Contribution towards increasing the capacity of 5-11 year old childcare facilities in the area and/or provision serving the development (£358 index linked to BCIS 1Q2024)

Special Educational Needs and Disabilities (SEND) Contribution towards new Severe Learning Difficulty (SLD) special school places (EAST) and/or provision serving the development (£44,214 index linked to BCIS 1Q2024)

Library Service Contribution towards the delivery of a new centre a new centre in Stevenage and/or provision serving the development (£8,910 index linked to BCIS 1Q2024)

Youth Service Contribution towards increasing the capacity of Stevenage Young People’s Centre and/or provision serving the development (£7,887 index linked to BCIS 1Q2024)

Waste Service Transfer Station Contribution towards the new Northern Transfer Station and/or provision serving the development (£6,844 index linked to BCIS 1Q2024)

Fire and Rescue Service Contribution towards the expansion at Baldock and Letchworth Fire Station and/or provision serving the development (£10,301 index linked to BCIS 1Q2024)

Monitoring Fees – HCC will charge monitoring fees. These will be based on the number of triggers within each legal agreement with each distinct trigger point attracting a charge of £420 (adjusted for inflation against RPI January 2024). For further information on monitoring fees please see section 5.5 of the Guide to Developer Infrastructure Contributions.

3.11 **North Herts Planning Urban Design/Transport Policy Officer** – Considerable advice and guidance has been provided to the applicant to amend the schemes layout to improve its general function as a housing site and permeability. Both are satisfied with the most recent amended site plan.

3.12 **Anglian Water** – No comments to make.

3.13 **Local Lead Flood Authority** – Initial comments received on 3rd June, objecting to the proposal in the absence of an acceptable Drainage Strategy relating to:

- The proposed SuDS are likely to increase the risk of flooding elsewhere.
- The development is not in accordance with NPPF, PPG or North Herts local policies including NE8 and NE9.

Further amended information has been submitted in the form of a Flood Risk Assessment (FRA) to overcome the concerns raised. No further comments have been received at the time of writing from the LLFA.

3.14 **CPRE** – None received.

3.15 **Hertfordshire County Council Minerals and Waste** – Comments provided on matters and recommended condition got a Site Waste Management Plan prior to commencement.

3.16 **Rights of Way** – Comments received over three occasions as follows:

8th April 2025: *“There are a number of Public Rights of Way which run just outside the northern, southern, and western boundary of the site. During development of the site these Rights of Way must remain open and unobstructed at all times, if, for safety reasons, it becomes necessary to close any of these Rights of Way then a Temporary Traffic Regulation Order must be applied for and granted by Hertfordshire County Council before works can begin.*

The safety of the public using the Rights of Way is of paramount importance and measures should be taken to ensure that they are not put at risk by any of the development working place. If there are to be any vehicles driving on or near to the Rights of Way then proper care should be taken to ensure that the surfaces are not damaged, and that any damage that is caused is corrected with proper reinstatement works.

Any vehicles utilising access into the site from Milksey Lane, which is also a Public Footpath (Graveley 018) should be operated in such a way as to respect the fact that pedestrians utilising the Right of Way have priority. If there is to be a high quantity of vehicles utilising that access point then it may become necessary for a TTRO to be applied for by the developer in order to close the route temporarily while heavy movement of traffic is taking place”.

3rd September 2025: “The public Rights of Way, Gravley 018 and 012 which run along the outer western boundary of the site must not be obstructed during construction. If it becomes necessary to close the Rights of Way for safety reasons, a Temporary Traffic Regulation Order must be applied for and granted before any works or closure can take place.

The Rights of Way to the west of the site form part of Sustrans National Cycle Network Route (NCN) 12, access should be provided out of the site onto this route to improve access in the area.

Funds provided through S.106 of the Town and Country Planning Act 1990 should be made available for general improvements to Rights of Way in the area such as potential surfacing, and the installation of new steps on Graveley Footpath 002. This will help maintain routes that will see wider use as a result of the development and directly serve both the residents of the new development and the wider community through improvements to the Rights of Way network”.

20th October 2025: “The proposed footway connection with Milksey Lane must be constructed so that the width of the existing footpath (Milksey Lane track) is not infringed upon. The connection point must be constructed to Hertfordshire County Council's approved specification for surfacing and introduce no trip hazards, curbing, etc on the Right of Way. Any work done on the new footway must be undertaken with the safety of the public utilising the Public Footpath along Milksey Lane in mind. The Public Footpath (Graveley 018) must not be obstructed at any point, and if, for safety reasons, it is necessary to close the footpath, a Temporary Traffic Regulation Order must be applied for and granted before works can take place”.

- 3.17 **North Herts Housing Supply** – Guidance provided including the recommended affordable housing requirement for this site 8 dwellings; 5 rented and 3 intermediate affordable housing tenure.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises an irregular shaped piece of land of approximately 1.4 hectares located on the north side of Graveley, bounded by the High Street to the east, Bridleway 21 to the west and Milksey Lane to the south. To the north the site abuts land containing several stables and a barn which are set back from Graveley Lane. The application site itself is mainly open in character and includes a large U-shaped stable block with associated paddock land, as well as several small timber/metal storage buildings close to the stable block. The site is largely screened from the surrounding roads

and footpath by mature trees and hedgerows and there is a significant fall in levels across the site from north to south.

- 4.1.2 The site is within the settlement boundary of Graveley which is identified as a Category A village in the Local Plan. The southern toe of the site is within the Conservation Area.
- 4.1.3 The site has been allocated for residential development in the North Hertfordshire Local Plan 2011-2031, which was adopted in November 2022. The site is allocated under Policy GR1 for approximately 8 dwellings.

4.2 **Proposal**

- 4.2.1 Full planning permission is sought for the erection of 24 dwellings including creation of vehicular access off High Street, associated parking, drainage, amenity space and landscaping. The proposal includes 8 affordable dwellings.
- 4.2.2 The scheme would be facilitated by a new access onto the High Street, the principle of which has been established in previous applications. The access road would run through the centre of the site in an east-west direction, with two roads branching off in a north-south direction. The layout of new dwellings would be within a road circuit arrangement, with areas of green space on the sites edges and a SuDs attenuation basin feature in the southern corner. There would be a considerable retention of trees/hedgerows on the sites boundaries as well as new soft and hard landscaping throughout. The scheme would also introduce two pedestrian routes from the western side of the site to the Bridleway 21 and Milksey Lane to the south.
- 4.2.3 The application is supported by the following documents:
 - Planning Statement
 - Design & Access Statement
 - Transport Statement
 - Flood Risk Assessment & Drainage Strategy
 - Heritage Assessment
 - Energy Statement
 - Noise Impact Assessment
 - Landscape and Visual Appraisal
 - Preliminary Ecological Appraisal
 - Biodiversity Net Gain Assessment/Metric
 - Arboricultural Survey & Impact Assessment/Tree Survey and Plan
 - Archaeological Written Scheme of Investigation
 - Planning Accommodation Schedule
- 4.2.4 Amended plans and further information has been submitted during the course of this application in an effort to overcome objections raised from consultees, particularly the Councils Urban Design/Transport Policy Officer, the Local Lead Flood Authority and Waste and Recycling Team.

4.3 Key Issues

4.3.1 The key issues for consideration are the

- The Principle of Development
- The Planning History
- The Impact on Designated Heritage Assets
- The Visual Impact on the Character of the Area
- Design, Layout and Landscaping
- Living Conditions
- Open Space Management
- Highways, Access, and Parking
- Ecology
- Archaeology
- Surface Water Drainage/Flooding
- Housing Mix/Tenure
- Waste and Recycling
- Environmental Health
- Climate Change/Sustainability
- Planning Obligations
- Other Matters
- Planning Balance

The Principle of Development

- 4.3.2 The North Hertfordshire Local Plan was adopted in November 2022 and is now part of the development plan, where full weight shall be given to relevant policies. The National Planning Policy Framework (NPPF) is a material consideration and is considered to be consistent with the Local Plan, also attracting significant weight.
- 4.3.3 Policy SP1 of the Local Plan supports the principles of sustainable development and seeks to maintain the role of key settlements as the main focus for housing and to ensure the long-term vitality of the villages by supporting growth which provides opportunities for existing and new residents and sustains key facilities. The policy elaborates on this stating that planning permission will be granted for proposals that deliver an appropriate mix of homes, create high quality development that respects and improves their surroundings and provides for healthy lifestyles, provides for necessary infrastructure to support an increasing populations, protects key elements of the District's environment including biodiversity, important landscape, heritage assets and green infrastructure, the mitigates the impact on climate change.
- 4.3.4 The site is allocated for residential development in the Local Plan under Policy GR1 for approximately 8 dwellings and by virtue of this allocation, the site is within the settlement boundary of the village. Graveley is a designated Category A village where under Policy SP2 of the Local Plan, it states that "*general development will be allowed within the defined settlement boundaries*".

4.3.5 The site-specific criteria for this allocated site set out under Policy GR1, which will be considered in turn within the body of this report, are as follows:

- *Sensitive design to minimise impacts upon Graveley Conservation Area;*
- *Archaeological survey to be completed prior to development; and*
- *Maintain Public Right of Way (Graveley 018) through the site.*

4.3.6 The proposal is for 24 dwellings, which is a 200% increase on the estimated 8 dwellings as set out in Policy GR1 of the Local Plan. Not all the GR1 allocation is included in the application site area so the dwelling increase is arguably higher than a 200% increase over the 8-dwelling estimate. The policy estimates for allocated sites are a guide for developers, with many sites being submitted and considered under or over their respective estimations based on the site characteristics and policy criteria for acceptable development. It is further considered that, given the site is approx. 1.4Ha which equates to approx. 17 dwellings per Ha, that the proposal for 24 dwellings is acceptable as this is a reasonable density for a residential development within a village location. Officers also consider that the allocation of 8 dwellings as set out in the Local Plan, would deliver a very low density of development and no affordable housing. The proposal would make more efficient use of this allocated housing site and assist in boosting the supply of housing. As such, the significant increase of dwellings in this scheme compared to the policy estimate is considered acceptable. This is also covered in Paragraph 8.3 of the Local Plan.

4.3.7 Overall, it is considered that the principle of development is acceptable, given the site's allocation within the Local Plan and its location within the settlement boundary of a Category A village. Therefore, there is no conflict with Policy SP2 of the Local Plan. It is further considered that there is no conflict with the principle or aims of Policy GR1, even with the significant increase in housing numbers compared to the estimated allocation.

The Planning History

4.3.8 The site was the subject of a previous application under ref: 17/04017/FP - Residential development comprising of 4 detached, 2 link detached and 4 semi-detached dwellings with detached garages and provision of new vehicular and pedestrian access off of High Street (as amended by plans received 4/4/23 & 6/11/23). This application was considered by the Planning Committee and has a resolution to grant planning permission subject to the completion of a s106 agreement, which is ongoing at the time of writing.

4.3.9 This previous application established several matters which are carried over onto this application, namely the provision of a new access onto the High Street, archaeological considerations relating to the requirements of Policy GR1s allocation, and some matters relating to planning obligations sought.

The Impact on Designated Heritage Assets

4.3.10 Policy SP13 of the Local Plan states that *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and the management of its setting"*. This reflects paragraph 212 of the NPPF which stipulates that great weight should be given to the conservation of designated heritage assets, such as Conservation Areas. Policy HE1 of the Local Plan states that *"Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they: c) Will lead to less than substantial harm*

to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use". This is reinforced by paragraph 215 of the NPPF.

- 4.3.11 The southern toe of the site is within the Conservation Area. Therefore, consideration is given as to the impact of the proposal upon this heritage asset. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) requires that in the exercise of planning powers, in conservation areas "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*". It does not address the setting of conservation areas. There are no listed buildings within close proximity to the site that would be impacted by this development.
- 4.3.12 In this respect, Policy GR1 sets out the following site-specific requirements insofar as they relate to designated heritage assets:
- *Sensitive design to minimise impacts upon Graveley Conservation Area;*
- 4.3.13 In this respect, only the southern toe of the site is located within the Conservation Area. There would be no new built form or access roads in the area within the Conservation Area, as this part of the site would comprise the SuDs attenuation basin and additional/retained landscaping. As such, it is considered that the proposal would respect the landscape character of this part of the Conservation Area. Moreover, it is accepted that the development of 24 dwellings will have an impact on the setting of the Conservation Area, given the additional built form where there is minimal at present. However, as stated, the southern corner is left open for this proposal and the main part of the Conservation Area is located further south beyond Milksey Lane, such that it is not considered that residential development of this site will have any significant impact on the setting of the Conservation Area because of its relatively contained nature and separation from the main part of the Conservation Area to the south.
- 4.3.14 The Council's Conservation Officer has been consulted on this application and has provided comments, concluding "*there is NO OBJECTION. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.*"
- 4.3.15 Therefore, it is considered that the proposal will result in very limited harm on the less than substantial harm continuum, if at all, based on the above considerations and formal Conservation comments. Therefore, in accordance with Policies SP13 and HE1 of the Local Plan and Paragraph 215 of the NPPF the harm should be weighed against the public benefits of the proposal, and this is considered in the planning balance later in this report.

The Visual Impact on the Character of the Area

- 4.3.16 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. 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. These considerations are echoed in Section 12 of the NPPF.

- 4.3.17 As stated in this report, the site itself is mainly open in character and includes a large U shaped stable block with associated paddock land, as well as several small timber/metal storage buildings close to the stable block. The site is largely screened from the surrounding roads and footpath by mature trees and hedgerows and there is a significant fall in levels across the site from north to south. The proposal for 24 dwellings, including new access, landscaping and associated works, will inevitably result in a change to the visual character of the area.
- 4.3.18 The application is supported by a Landscape and Visual Impact Assessment which has conducted a detailed appraisal of the proposal from key viewpoints in the context of existing landscape character. This assessment concludes as follows:

"In relation to impact upon the visual environment, the photographic record illustrates that the Site is visually well-contained from most publicly accessible viewpoints by the established network of woodland and vegetation which is typical of the wider landscape. The most notable change will be perceived from PRow Graveley 018, which passes adjacent to the Site's eastern and southern boundary (along Milksey Lane) and will be retained alongside the development, as confirmed in Policy GR1 of the adopted North Hertfordshire Local Plan. A landscape buffer will reduce the impact from this point. It is also accepted that a minor change to the visual environment will be experienced from the adjacent B197 High Street to the east, where receptors are road users passing in vehicles and less sensitive to a degree of change.

In relation to landscape character, it is considered that the Site lies on the village edge of Graveley, and while washed over by 'LCA 216 Arlesey – Great Wymondham' of the Hertfordshire Landscape Character Assessment, the Site displays few of the characteristics of the wider LCA due to its village edge location and previously equestrian land use. Due to urbanising influences within the wider landscape including the busy A1(M) road corridor approx. 150m west of the Site, it is considered that the development can be incorporated into this location without resulting in a significant impact upon any of the published characteristics which comprise the localised and wider landscape.

The development proposals have been sensitively designed to respond to the localised context and ensure they do not result in significant harm to the landscape character, the localised or wider visual environment, and the Conservation Area covering the historic centre of Graveley.

In summary, it is considered that the Proposed Development is an appropriate development of a Site allocated for residential development on the village edge of Graveley. The allocation helps to establish the principle of development in this location, and while the Proposed Development seeks to introduce an increased number of dwellings against the allocation, the Proposed Development is still of a size and scale which is considered acceptable from a landscape and visual perspective".

- 4.3.19 Officers have considered the submitted LVIA and support the above conclusions that whilst the development will result in some inevitable changes to existing landscape and visual character, the dense screening of the site and topography coupled with enhanced landscaping will not result in an unacceptable visual impact. Therefore, there is no conflict with Policies D1 and SP9 of the Local Plan.

Design, Layout and Landscaping

- 4.3.20 The proposed layout focusses the main built part of the development north of the Conservation Area. The layout shows the majority of the houses presenting their main elevations to the site boundaries and new access roads in a back-to-back arrangement, as well as setback garages and most driveways to the side/flank elevations of the dwellings. The dwellings on the eastern side of the site are setback from the High Street with an area of open space and access roads separating development from the road. This part of the site is also elevated above the High Street behind existing dense landscaping across this eastern boundary. To the south of the site is a landscaped area including the SuDs attenuation basin. The dwellings would be traditional in appearance with pitched roofs and some gable projections and bay windows to add interest. The dwellings would be finished in brick with some render and cladding. The dwellings are all proposed as two-storey in height. The design of the dwellings would reflect those on the application site to the south of Milksey Lane and existing dwellings in the locality. There are large mature trees and hedgerows to the east, south, and western boundaries that will be retained. Some landscaping will be lost to enable the new access to be provided but a comprehensive scheme of landscaping across the site would compensate for the losses. The location of the access was chosen in consultation with the arboriculturist to ensure the impact on trees was minimised.
- 4.3.21 This proposal was the subject of pre-application advice with Officers where guidance was given relating to layout, design and landscaping. As part of this formal submission, the Councils Urban Design and Transport Policy Officers have given further comments on design amendments that would improve the scheme, relating to internal pedestrian footways, links to the neighbouring public footpaths from within the site, the siting and orientation of garages, occupier/visitor parking, and areas for bin storage. These comments have been taken into account on the submitted plans and both Officers are satisfied with the amended plans as submitted.
- 4.3.22 The design and layout of the proposal is considered acceptable and would accord with SP9 and D1 of the Local Plan and Section 12 of the NPPF
- 4.3.23 With a site area of 1.4 HA, the proposal would have a density of approx. 17 dwellings per hectare. This is considered reasonable.
- 4.3.24 The submitted Planning Statement, site plan and tree survey/plan provides some detail as to the landscape aspirations for this site in respect of retained trees/hedges, new planting, the SuDs attenuation basin/fencing around the basin, and the need for a landscape strategy to compensate for any loss of trees. This plan would also need to factor in the part of the site within the Conservation Area. As there is no landscaping plan submitted, it is recommended that this be covered by way of a pre-commencement condition to ensure that the scheme is acceptable in planning terms and meets the requirements of Policy NE1 of the Local Plan.

Living Conditions

- 4.3.25 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.

- 4.3.26 In terms of the layout of the proposed dwellings relative to the immediate neighbours, there are two detached neighbours to the east of the site (Nos. 48 and 54 High Street) and some other neighbours due south of the site. Owing to the considerable distance between the proposed dwellings on the eastern part of the site and these neighbours, the dense tree belt that exists on both sides of the High Street between the site and these neighbours, and the subsequent landscaping details to be submitted via a pre-commencement condition which could enhance the landscaping in front of Plots 1 and 2 to alleviate the concerns of No.54 High Street, it is not considered that the development will result in any materially adverse harm to the reasonable living conditions and well-being of neighbours, with respect to overdominance, loss of privacy and loss of daylight/sunlight,
- 4.3.27 All the dwellings would exceed the nationally prescribed minimum space standards depending on their no. of bedrooms/persons, would benefit from a suitable size and type of private amenity space, and all habitable rooms would benefit from acceptable levels of natural light. Therefore, the proposal would not result in unacceptable harm to the reasonable living conditions of future occupiers.
- 4.3.28 The proposal would therefore accord with Policy D3 of the Local Plan.

Open Space Management

- 4.3.29 The proposal incorporates an area of open space to the south of the site, primarily for the attenuation basin, as well as smaller pockets of open space on the east and west boundaries. These areas will need to be managed and maintained, as the Council will not take this on due to their location outside of the 4 main towns. As such, the applicant has advised that the areas of open space on the site including the SuDs will be managed and maintained by a management company, which will be determined and factored into the s106 agreement.

Highways, Access, and Parking

- 4.3.30 Policy T1 of the Local Plan states that Planning permission will be granted provided that development would not lead to highway safety problems or cause unacceptable impacts upon the highway network. Policy T2 of the Local Plan and the Council's Vehicle Parking at New Development SPD sets out that parking provision must have regard for the standards set out in said documents.
- 4.3.31 The application has been submitted with a Transport Statement supporting the proposal or a new access point from the High Street, in the form of a priority junction.
- 4.3.32 The Highway Authority were consulted on this application and provided a formal response on the 22nd April 2025, setting out that they had reviewed the Transport Statement and are satisfied that the approach, methodology and assessment carried out by the applicants transport consultant, which also takes into account the stage 1 road safety audit response report complete with revised layouts, demonstrates and supports that the proposed development meets the required policy and design-led approach and consequently that the proposal is not likely to have any significant impact on parking demand, congestion or highway operation. The Highway Authority did raise a few issues in their response, namely relating to the need for a Road Safety Audit 1, ensuring that the existing footpaths on the High Street are clear of foliage in perpetuity, and swept path analysis for refuse vehicles,

but have provided a number of recommended pre-commencement conditions to ensure these matters can be addressed at that stage. This is considered reasonable and will ensure that the development is acceptable in regard to Policy T1 of the Local Plan.

- 4.3.33 In respect of parking provision, the submitted site plan and garage floor plans show that there will be a total of 55 parking spaces for occupiers (1 space for 1-bed dwellings, 2 spaces for 2-bed dwellings, and 3/4 spaces for 3 and 4-bed dwellings) and 7 visitor spaces. The on-plot parking provision for the dwellings is compliant with our Parking Standards SPD, as the garages are large enough to count as a parking space. Given that 14 of the 24 dwellings will benefit from a garage, the visitor parking requirements are per the Parking SPD is considered to be 0.5 times the number of dwellings at 12. The scheme is proposing 7 visitor spaces, which is a under provision against the standards, but this is considered acceptable in this instance given this would reduce the visual impact of parking within the street scene and that there would be excess on plot parking spaces against the standards for some of the dwellings.
- 4.3.34 Overall, the proposal is considered in accordance with Policy T1 and T2 of the Local Plan.

Ecology

- 4.3.35 This application was submitted with a full biodiversity metric and preliminary ecological impact assessment.
- 4.3.36 The submitted PEA does make several recommendations including mitigation measures and further Phase 2 faunal surveys to minimise the risk of harm to protected species and/or establish the use of the site by these species, including bats and great crested newts. In addition, compensatory measures are proposed, where appropriate, in order to maintain the conservation status of local populations. The PEA concludes as follows:

"In conclusion, subject to the implementation of the measures set out and results of recommended Phase 2 surveys, the proposals have sought to minimise impacts and subject to the implementation of appropriate avoidance, mitigation and compensation measures, the proposals will not result in significant harm to biodiversity. Further, enhancement measures are proposed in regard to faunal species, including features to support priority or threatened species such as swifts, bats and Hedgehog."

- 4.3.37 Hertfordshire Ecology has formally responded to the proposal, stating no objection but recommending that further information is required prior to determination, relating to further surveys for bats and great crested newts/an IACPC. They also recommend that conditions for a sensitive lighting strategy should be included, as well as the statutory BNG condition. Moreover, they recommend that a Habitat Management and Monitoring Plan (HMMP) should be secured as part of the s106 agreement. These recommendations are considered reasonable in the interests of protected species and biodiversity.
- 4.3.38 As such, to allow the application to progress, it is considered reasonable to incorporate a resolution into the recommendation that planning permission be granted, subject to the receipt of a formal response of no objection and any additional recommended conditions from Hertfordshire Ecology. This will allow ecological matters to be robustly considered prior to any decision, through the recommended further surveys. If the result of further ecological surveys sees a need to amend the scheme or in any way materially alter the

recommendation, then the application will be referred to the Planning Control Committee for re-consideration. This is considered in accordance with Policy NE4 of the Local Plan.

- 4.3.39 In line with the comments received from interested parties, it is considered reasonable to recommend a condition that seeks to incorporate 24 integrated Swift bricks into the development, to ensure local populations are accounted for.

Archaeology

- 4.3.40 Policy HE4 of the Local Plan states that planning permission for development proposals affecting heritage assets with archaeological interest will be granted provided that:

- a) Developers submit an appropriate desk-based assessment and, where justified, an archaeological field evaluation.
- b) It is demonstrated how archaeological remains will be preserved and incorporated into the layout of that development, if in situ preservation of important archaeological remains is considered preferable; and
- c) Where the loss of the whole or a material part of important archaeological remains is justified, appropriate conditions are applied to ensure that the archaeological recording, reporting, publication and archiving of the results of such archaeological work is undertaken before it is damaged or lost”.

- 4.3.41 In this respect, Policy GR1 sets out the following site-specific requirements insofar as it relates to the archaeological implications on this site:

- Archaeological survey to be completed prior to development.

- 4.3.42 The application is supported by a Written Scheme of Investigation which recommends a programme of evaluation for the site through excavation of ten evaluation trial-trenches (a 4% sample of the site) as shown on Figures 2 and 3; contingency for a further three trenches should those be required; and post-excavation research, analysis, report and archive production. This is consistent with the recommendations submitted under the previous application at this site under ref: 17/04017/FP where the County Councils Archaeological Department advised as follows:

“The proposed development is immediately adjacent to an Area of Archaeological Significance, which denotes the historic core of Graveley and includes the Earthworks of a Possible Manorial Site [Historic Environment Record 364], the Church of St Mary [HER 4303] and the original centre of the Shrunken Village of Graveley [HER 2691].

Recent archaeological work carried out by Cotswold Archaeology to the south of Milksey Lane (in relation to planning refs 21/02260/PRE & 23/00186/FP) has confirmed the north-east to south-west orientation of the Roman Road Viatores 221 [HER 4635] and also produced Iron Age material and prehistoric flint which suggests occupation activity in the area through these periods. This maintains the possibility that the Roman road is laid over an earlier route.

This Roman Road continues through the application site, and there is therefore a high possibility that remains from the Roman or late prehistoric periods will survive below ground due to the minimal development of the site to date.

We therefore recommend that an archaeological geophysical survey and trial trenching evaluation be carried out prior to the determination of the planning application, as per NPPF para 200 and Policy 118.4 of the Local Plan. This should target all areas where archaeological layers could reasonably be impacted by development.”.

- 4.3.43 At the time of writing, the County Councils Archaeology Department has not provided a formal response to this application, but it is expected that the response will be similar to that under the previous application at the site. Therefore, in the absence of a formal response from HCC and given the contents of the previous formal comments which seek further surveys and trenching prior to any determination of the application, the recommendation is that planning permission be granted, subject to the completion of archaeological geophysical surveys and trial trenching evaluation as recommended by Hertfordshire County Council and a formal response from Hertfordshire County Council stating that they have no objections to the proposal on archaeological matters subject to any recommended conditions. Officers have discussed this proposal with the County Council who are supportive of this proposed resolution, which would also allow time to negotiate the details of the WSI. This will allow the application to progress to planning committee with the assurances that archaeological matters will be robustly considered prior to any decision, which would accord with Policy HE4 of the Local Plan.

Surface Water Drainage/Flooding

- 4.3.44 The site is located within Flood Risk Zone 1 which is considered to be at very low risk to fluvial and surface water flooding. The layout includes a SuDs attenuation basin, and the application is accompanied by a full drainage strategy. The LLFA had commented extensively on planning application 17/04017/FP, so those comments were taken into account in the preparation of drainage information to accompany the planning application.
- 4.3.45 The LLFA provided formal comments on the submitted Flood Risk Assessment/Drainage Strategy on the 3rd June 2025, objecting to the proposal for the following reasons:

“We are concerned that there is no in principle agreement from Thames Water confirming sufficient capacity within the sewer system for this development. We are also concerned that there is limited explanation on how greenfield runoff volumes will not increase flood risk elsewhere due to the QBAR rate being raised from 0.6 l/s to 2 l/s.

We object to this planning application in the absence of an acceptable Drainage Strategy relating to:

- The proposed SuDS are likely to increase the risk of flooding elsewhere.*
- The development is not in accordance with NPPF, PPG or North Herts local policies including NE8 and NE9.*

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraphs 181, 182 and 187 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will consider reviewing this objection if the issues highlighted on the accompanying Planning Application Technical Response document are adequately addressed”.

- 4.3.46 The applicant provided an amended Flood Risk Assessment/Drainage Strategy on the 24th September 2025, and this is with the LLFA for comment. At the time of writing, no further response has been received from the LLFA on the amended information which sought to respond to the concerns raised. Given that these are technical matters to be addressed, the recommendation that planning permission be granted is subject to the receipt of a formal response of no objection and any recommended conditions from the Lead Local Flood Authority. Flood and drainage matters will be robustly considered prior to any decision, in accordance with Policy NE7 of the Local Plan.
- 4.3.47 The proposed siting of the SuDs attenuation basin in the southern part of the site is considered acceptable on this proposal, given the sites land level which slopes down from north to south making this an appropriate position for SuDs.

Housing Mix/Tenure

- 4.3.48 Policy HS2 of the Local Plan sets out that planning permission will be granted provided that affordable housing is delivered in accordance with the following targets:

<i>Size of site (gross dwellings)</i>	<i>Target percentage of dwellings to be affordable</i>
<i>11 – 14 dwellings</i>	<i>25%</i>
<i>15 – 24 dwellings</i>	<i>35%</i>
<i>25 or more dwellings</i>	<i>40%</i>

- 4.3.49 Policy HS3 of the Local Plan sets out that planning permission for new homes will be granted provided that:

- a) An appropriate range of house types and sizes are provided taking into account:*
- i. the overall targets of this plan;*
 - ii. the findings of the most up-to-date evidence including the most recent Strategic Housing Market Assessment, the Council’s Self Build Register and other relevant evidence of housing need;*
 - iii. the location and accessibility of the site; and*
 - iv. recent completions, existing permissions and sites in the five year supply; and*
- b) The scheme would provide a density, scale and character of development appropriate to its location and surroundings*

- 4.3.50 The proposed development would provide a total of 24 dwellings, with the housing mix and tenure as follows:

- 1-bed maisonette (2) both of which will be affordable rent*
- 2-bed houses (2) both of which will be affordable rent*
- 3-bed houses (13) 1 of which will be affordable rent and 3 of which will be shared ownership*
- 4-bed houses (7)*

- 4.3.51 The Council's Housing Officer has provided a formal comment on the application, where it stated that *"Based on the provision of 24 dwellings overall, the affordable housing requirement would be 8 dwellings; 5 rented and 3 intermediate affordable housing tenure. The applicant is proposing eight affordable dwellings, in accordance with the required tenure mix"*.
- 4.3.52 As such, the proposal which will deliver 24 total dwellings, with 8 affordable dwellings, 5 of which are affordable rent and 3 of which are shared ownership, would comply with the 35% requirement for affordable housing as required by Policy HS2, and would provide an appropriate range of house types/sizes based on the overall targets of the plan which is also appropriate for the density, scale and character of the area, in accordance with Policy HS3 of the Local Plan.
- 4.3.53 As per the requirements of Policy HS4 of the Local Plan, 50% of the dwellings are proposed to be built to M4(2) standard. This would be delivered on Plots 2, 3, 5, 13, 14, 15, 20-24, with 5 of the 12 M4(2) units being affordable. There is no requirement for M4(3) dwellings as there are less than 10 affordable homes proposed.

Waste and Recycling

- 4.3.54 The Council's Waste and Recycling Team have formally responded to this application, following the submission of amended plans amending the layout slightly including the location of bin collection areas, confirming that the bin collection/storage area does meet their guidance and sought confirmation that in relation to the roadways where the refuse vehicles are accessing, that the road surface is sufficient to support the weight of the collection vehicles. This has been confirmed by the applicant and will likely form the basis of technical details to be agreed with the Highway Authority through their recommended conditions.
- 4.3.55 It is proposed to store bins in the rear garden areas and put them out to the front areas on collection day, with the exception of Plots 1 and 2 which have a designated collection area to the side of Plot 1. This is considered acceptable.

Environmental Health

- 4.3.56 Environmental Health have formally responded with no objections subject to conditions covering a noise mitigation scheme, contaminated land and EV charging points. The application is supported by an Acoustic Report which acknowledges nearby noise levels during day, and nighttime is from the A1(M), High Street and Graveley Lane, making recommendations for acoustic insulation for the facades to control noise ingress. Acoustic performance specifications have been set for the glazed elements and ventilators to achieve noise levels in accordance with guidelines set out in BS 8233 and WHO Guidelines for Community Noise. This is considered acceptable and should be reflected in the condition.

Climate Change/Sustainability

- 4.3.57 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.

- 4.3.58 In terms of the economic objective, the proposed development would deliver considerable benefits through the creation of employment during the construction phase and the use of nearby services in Graveley, as well as those further afield in Hitchin and Letchworth and neighbouring villages, by future occupiers. These benefits would be moderate in the context of the village of Graveley and would therefore attain moderate weight.
- 4.3.59 In terms of the social objective, the proposed development would deliver 24 dwellings on an allocated site in the Local Plan, with 8 affordable dwellings and S106 contributions: heads of terms have been agreed with the applicant even in the absence of a completed full S106 agreement at present. The proposed development on an allocated site would make a significant contribution to housing land supply to which significant weight should be attributed within the context of an adopted Local Plan, which could be delivered relatively quickly. Therefore, significant weight is attributed to the social benefits that would arise from a development of the scale proposed. There would be impacts arising from the development upon services and facilities. The applicant has agreed to enter into a S106 agreement that would mitigate the impact of the proposal on the local/wider community, and neutral weight is attributed to this matter
- 4.3.60 In terms of the environmental objective, the proposed development would deliver some benefits. The application is supported by a Sustainability and Energy Statement which sets out how the proposal considers sustainability and energy, with an assessment of the predicted CO2 demand for the proposed development. In the formulation of this document, much consideration has been given to minimising the carbon emissions of the proposed development, and to ensure the development is constructed to rigorous sustainability standards. The document and its proposed measures can be summarised as follows:
- *Maximises the energy efficiency performance of the building fabric, in accordance with the energy hierarchy.*
 - *The fabric energy efficiency (DFEE) achieves a 7% reduction over the minimum standards defined by Building Regulations Part L1 2021 (TFEE).*
 - *The carbon dioxide emissions of the houses are further minimised at the 'Be Green' stage of the energy hierarchy by deploying air source heat pump technology to provide the dwellings with heating and hot water.*
 - *Reduces a total estimated 19.29 tonnes of CO2 compared to the Part L 2021 baseline. This equates to a 65% saving.*
 - *Complies with all of the main compliance criteria required by Part L 2021 of the Building Regulations.*
 - *Details a specification of water efficiency measures which will limit the water consumption of the dwellings to no more than 110 litres/person/day.*
- 4.3.61 These measures are considered acceptable and directly contribute to the environmental objective. Moreover, the proposal will be subject to the mandatory 10% BNG. Overall, these matters should be given significant weight.

Planning Obligations

- 4.3.62 Paragraph 57 of the NPPF stated that planning obligations must only be sought where they meet all of the following tests:

a) necessary to make the development acceptable in planning terms;

- b) directly related to the development; and*
c) fairly and reasonably related in scale and kind to the development.

4.3.63 The application has not included a draft S106 agreement. However, the Council has drafted a Heads of Terms table for consideration. Through consultation with the applicant, agent and the relevant service providers, the applicant has agreed to a draft Heads of Terms that covers the following matters:

HCC:	Requested contribution, ref. to index linking and date received:	Amendment / change and date:	Policy ref. / notes:
Primary education	Primary Education Contribution towards the delivery of a new primary school in the area and/or provision serving the development (£376,451 (which includes land costs of £5,265) index linked to BCIS 1Q2024)		Policy SP7 Developer Contributions SPD
Secondary education	Secondary Education Contribution towards the delivery of a new secondary education provision at the former Barnwell East site/ land at Redwing Close and/or provision serving the development (£305,529 (which includes land costs of £6,023) index linked to BCIS 1Q2024)		Policy SP7 Developer Contributions SPD
Childcare services	Childcare Contribution towards increasing the capacity of 0-2 year old childcare facilities at Stevenage or the surrounding area and/or provision serving the development (£17,859 index linked to BCIS 1Q2024) Childcare Contribution towards increasing the capacity of 5-11 year old childcare facilities in the area and/or provision serving the development (£358 index linked to BCIS 1Q2024)		Policy SP7 Developer Contributions SPD
SEND	Special Educational Needs and Disabilities (SEND) Contribution towards new Severe Learning Difficulty (SLD) special school places (EAST) and/or provision serving the development (£44,214 index linked to BCIS 1Q2024)		Policy SP7 Developer Contributions SPD
Library	Library Service Contribution towards the delivery of a new centre a new centre in Stevenage and/or provision serving the development (£8,910 index linked to BCIS 1Q2024)		Policy SP7 Developer Contributions SPD

Youth	Youth Service Contribution towards increasing the capacity of Stevenage Young People's Centre and/or provision serving the development (£7,887 index linked to BCIS 1Q2024)		Policy SP7 Developer Contributions SPD
Waste services	Waste Service Transfer Station Contribution towards the new Northern Transfer Station and/or provision serving the development (£6,844 index linked to BCIS 1Q2024)		Policy SP7 Developer Contributions SPD
Highways	(Strand 1) HCC would envisage that the agreed improvements and travel plan support and monitoring fee (£1,200pa for 5 years, indexed from May 2014). (Strand 2) HCC calculate an appropriate headline figure based on the findings of HCC's adopted Developers Planning Obligation Toolkit (2021) which suggests that a Strand 2 contribution of 24 x £6826 = £163,824 would be appropriate (index linked by SPONS to January 2019).		Policy SP7 Developer Contributions SPD
Fire and Rescue	Fire and Rescue Service Contribution towards the expansion at Baldock and Letchworth Fire Station and/or provision serving the development (£10,301 index linked to BCIS 1Q2024)		Policy SP7 Developer Contributions SPD
Monitoring fee	£420 adjusted for inflation against RPI January 2024.		Policy SP7 Developer Contributions SPD
Hertfordshire Ecology	Habitat Management and Monitoring Plan (HMMP) - This shall demonstrate how the habitat enhancement and creation, and subsequent target habitat conditions will be created, enhanced, and monitored over 30 years following the completion of the capital works required to create them. It is recommended that the HMMP should be in line with the HMMP template produced by DEFRA. Considerations should also be given within any legal agreement to secure resources to allow adequate monitoring over the 30-year period.		Policy SP7 Developer Contributions SPD
NHDC:			
Waste and recycling bins	£75 per dwelling		
SUDs	N/A		
Play space	N/A		

Open space	N/A		
Pitch sports	N/A		
Arts and culture	N/A		
Community halls	N/A		
Affordable housing	<p>8 affordable units are being offered as part of this proposal:</p> <p>2 x 1 bed maisonette affordable rent. 1 x 3 bed terraced affordable rent. 2 x 2 bed semi-detached affordable rent.</p> <p>3 x 3 bed shared ownership.</p> <p>50% of dwellings to be built to M4(2) standard (12 total).</p>		<p>Policy HS2 Affordable Housing</p> <p>Policy HS5 Accessible and Adaptable Housing</p>
BNG ecology	N/A		
Monitoring fee	<i>The Council will seek 2.5% of the value of the contributions being monitoring with a minimum of £750 and a cap of £25,000. This is considered a fair cost that will reflect the value of the S106 agreement and will not affect the viability of a scheme</i>		<p>Policy SP7</p> <p>Developer Contributions SPD</p>
Other:			
NHS	N/A		
Parish Council	<p>Contribution of £6,300 (before indexation) to include the following projects (to be confirmed following further details/costings for the projects):</p> <ul style="list-style-type: none"> Improvements to playground on Ashwell Close. 		<p>Policy SP7</p> <p>Developer Contributions SPD</p>
Management Scheme	Scheme of management of landscaped areas and drainage infrastructure (SuDS)		<p>Policy SP7</p> <p>Developer Contributions SPD</p>

4.3.64 Following consultation with the applicant and the County Council's Growth and Infrastructure Department and the Highway Authority, the officers are satisfied that the planning obligations that have been sought meet the tests of paragraph 57 of the NPPF.

The Highway Authority's formal response sought Strand 1 contributions for a Travel Plan and monitoring fee, however this development falls under the threshold for a travel plan (50-80 dwellings) according to their guidance document. This has therefore been omitted from the Heads of Terms.

- 4.3.65 The Parish Council did not include any request for financial contributions as part of their formal submission for this application. Further correspondence with the Parish Council has sought confirmation on what local projects could benefit from funding from this development, which are those that the future occupiers would use and directly impact. Under the previous application ref: 17/04017/FP, a contribution was agreed in the Heads of Terms in the amount of £6,300 (before indexation) to include the following projects: Playground improvement at end of Ashwell Close, and provision of railings around Graveley Pond, Pondsides. The cost of these projects was split between this previous application and an application on the south of Milksey Lane under ref: 23/00186/FP for 26 dwellings, to ensure they could be adequately funded and delivered. Given that this application is for 24 dwellings and the previous scheme for 10 dwellings is unlikely to be delivered should this proposal be granted permission, it is considered reasonable to incorporate funding for these local projects as part of this current proposal to ensure they can be delivered. The Parish Council have confirmed that contributions from this development would be used for improvements towards the playground on Ashwell Close and whilst the £6300 figure was agreed for the previous scheme of 10 dwellings, this figure should be increased to reflect the increased impact that would arise from 24 dwellings and general inflation of costs. This is considered reasonable and is reflected in the Heads of Terms.
- 4.3.66 In respect of the playground improvements, this has an additional benefit given that the proposal is not seeking to deliver a LAP/LEAP on site, such that funding for the improvement of an existing play area in need of repair/upgrading is directly related to the development as future occupiers will use it, and mitigates the need to deliver a play area on site which could result in less dwellings. Officers are satisfied that these local contributions are CIL compliant, and this has been agreed by the applicant.
- 4.3.67 The proposed heads of terms, including the district monitoring fee, is considered acceptable and in accordance with Policy SP7 of the Local Plan.

Other Matters

- 4.3.68 The response from the Parish Council states that a condition should be made that burning of wood and rubbish on the site (which has created noxious smoke on occasion) must be stopped. This is not a matter that the Local Planning Authority can control in relation to this proposed development.
- 4.3.69 Under the previous application a condition was recommended seeking a scheme for fire hydrants to be submitted and agreed prior to commencement of development. No response from Fire and Rescue has been received at the time of writing, so it is considered reasonable to recommend this condition again on this application.

Planning Balance

- 4.3.70 The site is allocated for residential development in the adopted North Herts Local Plan under Policy GR1. The site is within the settlement boundary of Graveley, which is designated as a Category A village, within which “*general development will be allowed*”. There is no objection to the principle of residential development on this site, which is attached significant weight, and the suitability of development is considered against the site-specific policy criteria.
- 4.3.71 Policy GR1 sets out the site-specific criteria for acceptable development on this site. Whilst the site estimation is 8 homes, the proposal is for 24 which is considered acceptable. The proposal has satisfactorily complied with all of the site specific criteria under Policy GR1, either through the application or the resolution.
- 4.3.72 Overall, the scheme has considerable benefits. The layout, appearance and scale of the proposed development is considered acceptable in planning terms, following the submission of pre-application submissions for this scheme which have been positively responded too. The Council acknowledge that the development will result in a marked change to the visual character of the area and by extension the Conservation Area. However, it is considered that the proposal is well designed in form and layout with considerable landscaping and tree retention on all boundaries, such that it will have an acceptable impact on the visual character of the area and the negligible harm to the character and setting of the Conservation Area would be outweighed by the public benefits that would arise from the delivery of 24 dwellings houses including 8 affordable homes . The scheme as submitted is considered well designed and would respond positively to the site’s local context. The proposal would not result in any material harm to the reasonable living conditions and well-being of neighbours and potential future occupiers. The scheme would also deliver net gains in biodiversity, have an appropriate housing mix/tenure for this village location, and contribute positively to the economic, social, and environmental pillars of sustainability., Significant weight is attached to these benefits.
- 4.3.73 All technical matters that can be addressed at the time of writing have been, with the remaining technical matters relating to the LLFA, ecology and archaeology forming part of the recommendation by way of a resolution.

4.4 Conclusion

- 4.4.1 The proposal would constitute sustainable development, and it is recommended that planning permission be granted subject to the provisos, conditions and proposed S106 obligations as set out at section 5 below.

4.5 Alternative Options

- 4.5.1 N/A

4.6 Pre-Commencement Conditions

- 4.6.1 The applicant is in agreement to the proposed pre-commencement conditions.

4.7 Climate Change Mitigation Measures

4.7.1 N/A

4.8 Legal Implications

4.8.1 In making decision 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 any other material considerations. The decision must be in accordance with the plan unless 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.

5.0 Recommendation

5.1.1 That planning permission resolved to be **GRANTED** subject to:

- A) the completion of a S106 agreement in line with the agreed Heads of Terms.
- B) A response of no objection and any relevant conditions from the Local Lead Flood Authority, to be delegated to the Development and Conservation Manager prior to any decision.
- C) A response of no objection and any relevant conditions from Hertfordshire County Councils LEADS (Ecology) following the carrying out of relevant surveys, to be delegated to the Development and Conservation Manager prior to any decision.
- D) A response of no objection and any relevant conditions from Hertfordshire County Councils LEADS (Archaeology) following the carrying out of a geophysical survey and trial trenching evaluation and consultation with HCC as appropriate, to be delegated to the Development and Conservation Manager prior to any decision
- E) the agreement to an extension of time to the statutory determination date to allow time for (A), (B), (C), and (D) to occur; and
- F) the conditions and informative set out below:

1 - The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply

(<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

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. No development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the vehicle access and associated highway works concerning the visibility splays, footways, etc. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed before occupation of any part of the development.

Reason: To ensure the provision of a vehicle accesses is safe, suitable, and sustainable for all highway users.

4. Before commencement of the development, a Stage 1 Road Safety Audit (RSA) for the vehicle access proposals including visibility splays and the road safety implications of vulnerable users such as pedestrians and pedal cyclists in and around the vehicle access and the Graveley Lane/B197 High Street Priority Junction, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the recommendations, if any, shall only be carried out in accordance with the report.

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 4 (adopted 2018).

5. Before commencement of the development, a 'Construction Traffic Management Plan' shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The 'Construction Traffic Management Plan' must set out:

- the phasing of construction and proposed construction programme.
- the methods for accessing the site, including wider construction vehicle routing.
- the numbers of daily construction vehicles including details of their sizes, at each phase of the development.
- the hours of operation and construction vehicle movements.
- details of any highway work necessary to enable construction to take place.
- details of construction vehicle parking, turning and loading/unloading arrangements clear of the public highway.
- details of any hoardings.
- details of how the safety of existing public highway users and existing public right of way users will be maintained.
- management of traffic to reduce congestion.
- control of dirt and dust on the public highway, including details of the location and methods to wash construction vehicle wheels.
- the provision for addressing any abnormal wear and tear to the highway.
- the details of consultation with local businesses or neighbours.
- the details of any other Construction Sites in the local area.
- waste management proposals.

Reason: To minimise the impact of the construction process on the on local environment and local highway network.

6. Prior to first occupation of the development hereby permitted, the internal road layout, footways, turning heads, shared surface, on-site parking arrangements, all on site vehicular areas shall be accessible, surfaced and marked in a manner to be submitted to and approved in writing by the Local Planning Authority's, so as to ensure satisfactory access for all and parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

7. No part of the development hereby permitted shall be brought into use until the access to the site has been completed and surfaced in a bound material in accordance with approved plan.

Reason: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users.

8. No part of the development hereby permitted shall be brought into use until the approved visibility splays are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections exceeding 1.05 metres in height.

Reason: To ensure the provision of the main vehicle access, which is safe, suitable, and sustainable for all highway users.

9. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel). The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.

Reason: To avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

10. The garages to the dwelling hereby permitted shall be kept available for the parking of motor vehicle(s) at all times. The garage shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter

Reason: To ensure in accordance with Hertfordshire's Local Transport Plan.

11. Pedestrian visibility splays of 0.6m x 0.6m shall be provided on each side of the vehicle accesses within the development. These measurements are taken from and along the highway boundary. The areas of land forward of these splays shall be maintained free of all obstruction over 0.6 metres above the carriageway level at all times.

Reason: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users.

12. The gradient of the main access/internal roads shall not be steeper than 1 in 20.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policy 5, of Hertfordshire's Local Transport Plan 4

13. No development shall take place until an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should follow guidance from the Bat Conservation Trust and Institution of Lighting Professionals (2023), and be designed to minimise light spill, in particular directing light away from boundary vegetation to ensure that dark corridors remain for use by wildlife as well as directing lighting away from potential roost / nesting sites. This should be accompanied by a proportionate but compelling statement from a suitably qualified ecologist showing how the design meets the level of protection required and that recommended lux levels are not exceeded.

Reason: In order to protect species and in accordance with Policy NE4 of the Local Plan.

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 the commencement of development hereby permitted, a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented on site. The landscape scheme shall include:
- a) which, if any, of the existing vegetation is to be removed and which is to be retained, including how it will be protected during the construction works;
 - b) what new trees, shrubs, hedges are to be planted, and areas grassed, together with the species proposed and the size and density of planting, this includes planting within the car park to provide shade, structure and ameliorate the expanse of hard surfacing, the SuDs basin, and details of landscape screening in front of Plots 1 and 2;
 - c) the location and type of any new walls, fences or other means of enclosure, and details of any hard surfacing proposed;
 - d) 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.

16. 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.

17. The development shall incorporate 24 integrated Swift bricks, to be fully installed prior to occupation and retained thereafter.

Reason: to support local biodiversity and in accordance with Policy NE4 of the Local Plan.

18. No development shall take place until a Site Waste Management Plan (SWMP) for the site has been submitted to the Local Planning Authority and approved in writing in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste produced on site and should contain information including estimated types and quantities of waste to arise from construction and waste management actions for each waste type. The development shall be carried out in accordance with the approved SWMP.

Reason: To promote the sustainable management of waste arisings and contribution towards resource efficiency, in accordance with Policy 12 of the Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document (2012).

19. Prior to commencement of any above ground construction works, full details of the external materials to be used in the facings of all buildings, and including their roofs, shall be submitted to and be approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

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

20. All measures set out in the supporting Sustainability and energy Statement January 2025 shall be implemented on the development and thereafter retained in accordance with the approved statement.

Reason: To ensure that the development is energy efficient and minimises energy use. To comply with Policy D1 of the Local Plan.

21. Prior to the commencement of the development hereby permitted a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the Local Planning Authority in consultation with Hertfordshire Fire and Rescue Service. The required hydrants shall be provided on site by the developer at no cost to the Hertfordshire County Council or Hertfordshire Fire & Rescue Service and maintained in perpetuity.

Reason: To comply with Policy SP7 of the Local Plan and to ensure adequate water supplies for use in the event of an emergency.

22. No development shall take place until a scheme for protecting the proposed dwellings from noise from road traffic has been submitted to and approved in writing by the local planning authority. The scheme shall be based on the recommendations identified in the Spectrum Acoustics Ltd report (Ref: CS25/24225/0) dated 6th March 2025. None of the dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details and it shall be retained in accordance with those details thereafter.

Reason: to ensure the amenity of future occupiers is acceptable in line with Policy D3 of the Local Plan.

Proactive Statement

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the National Planning Policy Framework (paragraph 39) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informatives:

1 - 'To avoid the killing or injuring of wildlife during development, best practice should keep any areas of grass as short as possible and any longer, ruderal vegetation should be cleared by hand. To avoid creating refugia that may be utilised by wildlife, materials should be carefully stored on-site on raised pallets and away from the boundary habitats. Any trenches on site should be covered at night or have ramps to ensure that any animals that enter can safely escape, and this is particularly important if excavations fill with water. Any open pipework with an outside diameter greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped.

In order to protect breeding birds, their nests, eggs and young, demolition or vegetation clearance should only be carried out during the period October to February inclusive. If this is not possible then a pre-development (i.e. no greater than 48 hours before clearance begins) search of the area should be made by a suitably experienced ecologist. If active nests are found, then works must be delayed until the birds have left the nest or professional ecological advice taken on how best to proceed.

2 - The proposed footway connection with Milksey Lane must be constructed so that the width of the existing footpath (Milksey Lane track) is not infringed upon. The connection point must be constructed to Hertfordshire County Council's approved specification for surfacing and introduce

no trip hazards, curbing, etc on the Right of Way. Any work done on the new footway must be undertaken with the safety of the public utilising the Public Footpath along Milksey Lane in mind. The Public Footpath (Graveley 018) must not be obstructed at any point, and if, for safety reasons, it is necessary to close the footpath, a Temporary Traffic Regulation Order must be applied for and granted before works can take place.

3 - The CIL Regulations discourage the use of formulae to calculate contributions however, the County Council is not able to adopt a CIL charge itself. Accordingly, in areas where a CIL charge has not been introduced to date, planning obligations in their restricted form are the only route to address the impact of a development. In instances where a development is not large enough to require on site provision but is large enough to generate an impact on a particular service, an evidenced mechanism is needed to form the basis of any planning obligation sought. HCC views the calculations and figures set out within the Guide to Developer

Infrastructure Contributions as an appropriate methodology for the obligations sought in this instance.

The county council methodology provides the certainty of identified contribution figures based on either a known or estimated dwelling mix, the latter of which might be agreed with the local planning authority based on expected types and tenures set out as part of the local plan evidence base. This ensures the contributions are appropriate to the development and thereby meet the third test of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (amended 2019): “fairly and reasonably relates in scale and kind to the development”.

Please note that current service information for the local area may change over time and projects to improve capacity may evolve. This may potentially mean a contribution towards other services could be required at the time any application is received in respect of this site.

4 - 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)

- 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.
- 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).

- 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.
- 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>
- UK Government issued 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 regulations.

1) The above condition is considered relevant and reasonable for the following reasons:

- Paragraphs 170 (e), 181 of the NPPF, which refer to the effects (including cumulative effects) of pollution (including air pollution) on health, the natural environment (including air quality).
- Paragraphs 102 (d), 105 (e) and 110 (e) of the NPPF, which refer to the need to promote sustainable transport including the provision for charging plug-in and other ultra low emission vehicles.
- HCC Local Transport Plan (LTP4) 2018-2031 which includes an objective to 'preserve the character and quality of the Hertfordshire environment' and 'make journeys and their impact safer and healthier', as well as its Emissions Reduction Policy 19.
- It is consistent with the approach specified in the NHDC Air Quality Planning Guidance Document, which is referenced within the current consultation version of the Local Plan.

5 - New or amended vehicle crossover access (section 278): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on

the applicant's behalf. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

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.

Obstruction of public highway land: 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 website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> telephoning 0300 1234047.

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.

Construction standards for 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.

The Public Right of Way(s) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. Safe passage past the site should be maintained at all times for the public using this route. 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 overspills of cement & concrete) should be made good by the applicant to the satisfaction of the Highway Authority. No materials shall be stored or left on the Highway including Highway verges. If the above conditions cannot reasonably be achieved, then a

Temporary Traffic Regulation Order (TTRO) would be required to close the affected route and divert users for any periods necessary to allow works to proceed, for which a fee would be payable to Hertfordshire County Council. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-of-way.aspx> or by contacting Rights of Way, Hertfordshire County Council on 0300 123 4047.

Highway to remain private: The applicant is advised that all new highway routes within the development site are likely to remain unadopted and the developer should put in place a permanent arrangement for long term maintenance. At the entrance of the new estate the road name plate should indicate that it is a private road to inform purchasers of their future maintenance liabilities. 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.

- 6 Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087 Option 2.

INFORMATIVE - Protection of existing assets - If a public sewer is shown on record plans within the land identified for the proposed development. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087 Option 2. 4.

INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements."