

<u>Location:</u>	Ickleford Mill Arlesey Road Ickleford Hitchin Hertfordshire SG5 3UN
<u>Applicant:</u>	Hill Residential Limited
<u>Proposal:</u>	Reserved matters application for appearance, landscaping, layout and scale in relation to erection of 55 dwellings and associated access, car parking, garages, landscaping and open space pursuant to Outline Planning Permission 17/01955/1 (as varied by associated Section 73 Planning Application)
<u>Ref. No:</u>	26/00631/RM
<u>Officer:</u>	Peter Bull

Date of expiry of statutory period: 9 June 2026

Extension of statutory period: 24 July 2026

Reason for Delay:

The initial officer report was delayed due to discussions and negotiations on various technical aspects, further information received and additional consultation exercises that was undertaken as a result.

Reason for referral to Committee

The site area for this application for development exceeds 1 ha and therefore under the Council's scheme of delegation, this application must be determined by the Council's Planning Control Committee.

1.0 Site History

- 1.1 17/01955/1 - Outline Planning application for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access) – approved subject to legal agreement
- 1.2 25/02832/NMA - Amendment to wording of conditions 3, 7, 8, 9 24, 25, 26, 29, 36 and 38 (as Non-Material Amendment to outline application 17/01955/1 granted 11.03.2024) - approved
- 1.3 26/01348/DOC - Details Reserved by Condition 7 (Arboricultural Impact Assessment) of outline planning permission 17/01955/1 granted on 02.12.2025 - pending
- 1.4 26/01349/DOC - Details Reserved by Condition 24a (Historic Wall Report) of outline planning permission 17/01955/1 granted on 02.12.2025 - pending
- 1.5 26/01213/S106 - Modification to S106 associated with planning application 17/01955/1 to amend the affordable housing and development obligations - pending

- 1.6 26/01145/DOC - Details reserved by Condition 25 (Archaeological Written Scheme of Investigation) of planning permission reference 17/01955/1 granted on 11.03.2024 - pending
- 1.7 26/00976/DOC - Details reserved by Condition 38 (Landscape and Ecological Management Plan) of planning permission 17/01955/1 granted on 11.03.2024 - pending
- 1.8 26/00587/S73 - Variation of conditions 4, 10,11,14, 16, 17, 18, 19, 31 32, 35 and 37 of outline planning permission 17/01955/1 granted 11.03.2024 for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access) – pending
- 1.9 26/00735/DOC - Details reserved by condition 29 Parts (a) and (b) (Contamination) of planning permission reference no 17/01955/1 granted 11.03.2024 - pending
- 1.10 26/00671/DOC - Details reserved by condition 9 (i) (Demolition Stage Construction Management Plan) of planning permission reference no 17/01955/1 granted 11.03.2024 - pending
- 1.11 26/00672/DOC - Details reserved by condition 8 (Dust Management Plan) of planning permission reference no 17/01955/1 granted 11.03.2024 – pending
- 1.12 26/01433/DOC - Details reserved by Condition 20 (Surface Water) of planning permission reference 17/01955/1 granted on 11.03.2024 - pending
- 1.13 26/01495/DOC - Details reserved by Condition 22 (Foul Water) of planning permission reference 17/01955/1 granted on 11.03.2024 - pending

2.0 **Policies**

2.1 **North Hertfordshire District Local Plan 2011 -2031**

Policy SP1: Sustainable Development in North Hertfordshire

Policy SP2: Settlement Hierarchy

Policy SP6: Sustainable transport

Policy 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, biodiversity and landscape

Policy SP13: Historic Environment

Policy T1: Assessment of transport matters

Policy T2: Parking

Policy HS3: Housing Mix

Policy HS5: Accessible and adaptable housing

Policy D1: Sustainable design

Policy D3: Protecting living conditions

Policy D4: Air quality

Policy HC1: Community facilities

Policy NE1: Strategic green infrastructure

Policy NE2: Landscape
Policy NE4: Biodiversity and geological sites
Policy NE6: New and improved open space
Policy NE7: Reducing flood risk
Policy NE8: Sustainable drainage systems
Policy NE9: Water quality and environment
Policy NE10: Water conservation and wastewater infrastructure
Policy HE1: Designated heritage assets
Policy HE4: Archaeology

2.2 Supplementary Planning Documents

Design SPD (2015)
Vehicle Parking Provision at New Development SPD (2011)
Sustainability SPD (2024)
North Herts Design Code (Draft 2026)
East and North Herts Shared Waste Services Waste Storage and Collection
Guidance for Developers

2.3 Hertfordshire County Council

Local Transport Plan (May 2018)

2.4 Ickleford Parish Council Neighbourhood Plan

E1: Maintaining separation
E2: Protecting the Landscape
E3: Rural Character
E4: Biodiversity
HE1: Protecting and Enhancing Local Heritage Assets
SD1: Development within the Settlement Boundary
SD2: New Housing Development
SD3: High Quality
SD5: Water Management
C1: Community Facilities
C2: Recreation and Green Spaces
C3: Primary School and Site at Bedford Road
C4: Supporting Local Employment and Agriculture
MTT1: Provision for Pedestrians, Cyclists and Horseriders
MTT2: Car Parking

Village Design Codes
MO.01 Connectivity
MO.02 Public transport
MO.03 Wayfinding
MO.04 Junctions
MO.05 Inclusive streets
MO.06 Car parking
MO.07 Cycle & refuse storage
NA.01 Green Belt

NA.02 Green Networks
NA.03 Design with water
NA.04 SuDS
NA.05 Net gain
NA.06 Biodiversity
NA.07 Street planting
NA.08 New woodland
BF.01 Density
BF.02 Types & forms
BF.03 Heights
BF.04 Building line
ID.01 Local character
ID.02 Legibility
ID.03 Heritage Assets
ID.04 Plots & blocks
PS.01 Access street
PS.02 Residential street
PS.03 Tertiary street
PS.04 Secured by design
US.01 Schools
US.02 Shops
US.03 Community uses
HO.01 Space standards
HO.02 Accessibility
HO.03 Gardens
HO.04 Extensions
SU.01 Low carbon
SU.02 Insulation
SU.03 Solar panels
SU.04 Green roofs

2.5 National Planning Policy Framework (NPPF) (2024)

Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 6: Building a strong competitive economy
Section 8: Promoting healthy and safe communities
Section 9: Promoting sustainable transport
Section 11: Making effective use of land
Section 12: Achieving well-designed places
Section 13: Protecting Green Belt land
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

2.6 National Planning Practice Guidance (NPPG)

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

3.0 **Representations**

- 3.1 Ickleford Parish Council – original objections from outline remain valid – protection of open space (Green Belt) from future development, inappropriate road improvements for pedestrians, inappropriate bus stop and zebra crossing locations, design of crossing point adjacent emergency access, measures to protect chalk stream (river Oughton) from pollution, protection of existing brick built wall adjacent to old mill building.
- 3.2 Hitchin Forum – comments made relating to the formal designation of open space areas within the Green Belt and its protection going forward. Due to the location of the pumping station within the open space, this should be below ground level. Cumulative traffic impacts arising from this site and proposal at Land South of Turnpike Lane, Ickleford (reference 25/02401/OP) would have on this scheme if approved, and urge that these are looked at together, particularly as regards traffic particularly local schools. Is adequate visibility provided at the main junction?
- 3.3 HCC Highways – two minor objections to original proposals relating to delivery of footpath link to adjoining site and fire tender swept path analysis. Updated consultation response on revised plans awaited to be reported.
- 3.4 NHC Ecology – no objection
- 3.5 NHC Urban Design – no objection
- 3.6 NHC Senior Transport Officer – no objection
- 3.7 NHC Tree and Landscape Officer – no objection subject to conditions
- 3.8 River Hiz Conservation Group – no view on the housing project as a whole but has serious reservations about the environmental safeguards proposed for the chalk stream (River Oughton).
- 3.9 Neighbours – 6 letters received – 3 general support in principle although raises concerns and 3 object. Issues and objections raised -
- Siting of zebra crossing
 - Informal crossing point
 - Adverse impact from demolition dust and wheel washing on the chalk stream that runs through the site
 - Loss of privacy to 9 Arlesey Road
 - Careful consideration must also be given to a construction traffic management plan. There is an HGV ban in force through Ickleford and along Bearton Road. School drop off and pick up times should be avoided.
 - Safe walking & cycling pavements on OHW Arlesey Road need to be provided.
 - Inappropriate housing mix – insufficient affordable housing
 - Surface water drainage proposals inappropriate
 - Grey water recycling should be provided
 - Proposals do not include solar panels
 - Communal children's play area not provided
 - No plans for communal dry waste recycling bins
 - Hydro power should be provided for communal lighting
 - Inclusion of 2.5 storey houses contravenes Ickleford Neighbourhood Plan.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site is a vacant mill located within the village of Ickleford off Arlesey Road to the southern edge of the village. Measuring 3.59 hectare in area, the site comprises a number of detached and linked buildings including mills dating from the 1960s and 1980s, silos, warehouse, food processing facilities, laboratories, offices and yard and car parking areas. The River Oughton runs through the site from east to west. The existing buildings are located within the settlement boundary for the village as defined in the North Herts Local Plan (NHLP) although the open space areas south of the river and the vehicular access are located within Green Belt. The site contains a number of trees which are located along the road frontage and to the south section of the site. There are two existing bridges which serve the site and these will both be retained as part of the proposals. These are referred to as primary (eastern) and secondary (western) in this report.
- 4.1.2 The village of Ickleford is located north of Hitchin. It has a predominantly residential character with the main built-up area to the north and north-east of the application site.

4.2 The Proposal

- 4.2.1 The application seeks reserved matters approval of *layout, scale and appearance and landscaping* pursuant of outline permission 17/01955/1 granted in March 2024 for residential development for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access) as amended by the application 26/00587/S73 which is being considered alongside and prior to this application by Members.
- 4.2.3 The proposal comprises the following dwellings all of which will meet Nationally Described Space Standards –
- 7 units located in a four storey apartment block
 - 3 terraced properties
 - 20 semi detached properties
 - 25 detached properties
- 4.2.4 The housing mix will be 60% market and 40% affordable split as follows –
- 33 market dwellings - 4 x 2-beds, 16 x 3-beds, 7 x 4-beds and 6 x 5-beds
 - 13 affordable rented dwellings - 3 x 1 beds, 8 x 2-beds and 2 x 3-beds
 - 1 social rent dwelling - 1 x 4-bed
 - 8 shared ownership dwellings - 5 x 2-beds and 3 x 3-beds
- 4.2.5 The proposals include –
- 5 no. M4(1) dwellings
 - 48 no. M4(2) dwellings
 - 2 no. M4(3) dwellings

4.2.6 The application proposals are set out in the following documents -

- Application Form
- Planning Statement
- Design and Access Statement (February 2026)
- Statement of Community Involvement (February 2026)
- Transport Statement V2
- Arboricultural Impact Assessment and Method Statement Report SHA 1948 (June 2026)
- Design and Access Statement (February 2026)
- Planning Statement (March 2023)
- Site Location Plan 185-PS-100 A
- Proposed Ground Floor Layout 185-PS-101
- Block Plan 185-PS-102 A
- Proposed Site Layout 185-PS-103 H
- Propose Material Plan 185-PS-104 H
- Proposed Refuse Plan 185-PS-105 H
- Proposed Parking & Cycle Plan 185-PS-106 H
- Site Location Plan 25033-GUA-XX-XX-DR-L-0001 P09
- Outline Hard Landscape Proposals 25033-GUA-XX-XX-DR-L-1001 P08
- Outline Hard Landscape Proposals 25033-GUA-XX-XX-DR-L-1002 P06
- Outline Hard Landscape Proposals 25033-GUA-XX-XX-DR-L-1003 P06
- Outline Hard Landscape Proposals 25033-GUA-XX-XX-DR-L-1004 P06
- Outline Soft Landscape Proposals 25033-GUA-XX-XX-DR-L-2001 P06
- Outline Soft Landscape Proposals 25033-GUA-XX-XX-DR-L-2002 P05
- Landscape Strategy Document 25033-GUA-XX-XX-DOC-L-0001P02
- 2B 4P House – Detached 185-PS-200 -
- 2B 4P House – Semi – Purbeck 185-PS-201 -
- 2B 3P House – Wenlock 185-PS-210 -
- 3B 5P House – Detached – Farleigh 185-PS-220 -
- 3B 5P House – Semi – Farleigh 185-PS-221 -
- 3B 4P House – Kings 185-PS-230 -
- 3B 4P House – Detached - Haddington 185-PS-240 -
- 3B 4P House – Semi – Haddington 185-PS-241 -
- 4B 8P House – Brick 185-PS-250 -
- 4B 8P House – Render 185-PS-251 -
- 4B 7P House – Alderin 185-PS-260 -
- 4B 7P House – Alderin 185-PS-261 -
- 5B 8P House 185-PS-270 -
- 5B 8P House 185-PS-280 -
- 5B 9P House 185-PS-290 -
- 5B 7P House – Eldon 185-PS-300 -
- 5B 7P House – Cherhill 185-PS-310 -
- Apartment Block 185-PS-400 -
- 2B 4P House - Semi - Old Mill Area 185-PS-410 -
- 2B 4P House - Semi 185-PS-411 -
- 2B 4P House 185-PS-420 -
- 3B 6P House - Semi 185-PS-430 -
- 3B 6P House - Terrace 185-PS-431 -

- 4B 6P House 185-PS-440 B
- Single Garage 185-PS-500 -
- Electric Substation 185-PS-510
- Shed 185-PS-520 -
- Entrance-Brick-Wall 185-PS-530
- Bridge 1 Wall-Railings 185-PS-531
- Bridge 2 Wall-Railings 185-PS-532
- Bridge 3 Wall-Railings 185-PS-533
- Proposed-Site-Sections 185-PS-610 B E
- V.2 Indicative Link Drawing in folder V2

4.2.7 The above document list includes updated drawings and supporting documents provided in June 2026 following in application negotiations with the applicant. Supporting documents have been updated to reflect the updated site layout.

4.3 Key Issues

4.3.1 This application seeks reserved matters approval pursuant to the outline planning permission 17/01955/1 (OP) as amended by the Section 73 application - 26/00587/S73 (S73). The original OP has established the use of the site for residential purposes as well as the main point of access. The extent of the consideration for this application is limited to the following reserved matters (RM) -

- Layout
- Scale
- Appearance
- Landscaping

4.3.2 As can be appreciated from section 1.0 of this report, applications to discharge conditions imposed as part of the outline permission have been submitted. These have been subject to consultation with the necessary technical consultees. These conditional matters 'interact' with elements of the reserved matters under consideration and have been considered as part of discussions around this RM application. The intention is that, if Members resolve to approve this application, all outstanding conditional matters would be formally agreed following agreement from relevant technical consultees. As with all conditional matters, such decisions are delegated to the Head of Development Management and Conservation.

4.3.3 The proposals have been negotiated over the last 12 months and therefore largely predate the publication of the recently adopted district *Design Code*. Whilst the proposal cannot therefore reasonably be expected to comply with the *Code*, discussions and negotiations have considered elements of it, and these have been included where reasonable.

4.3.4 As is indicated above, the Ickleford Neighbourhood Plan (INP) is a relevant consideration together with the Ickleford Design Codes (IDC). Of particular note, Annexe 3 in the INP identifies a Key View – V9 looking northwards towards the application site - and a Key Asset – A2 – the chalk stream which runs through the site. The Ickleford Design Codes (IDC) have been considered in so far as they are relevant to the reserved matters under consideration. For information, the development falls within Area Type *E- New Development of the IDC*.

4.3.5 This report will first set out the background to the application followed by an explanation and analysis on the each of the reserved matters.

Background

- 4.3.6 Members approved outline permission for the site in December 2022 subject to a S106 agreement. Officers concluded that the outline application was in accordance with the NPPF and the NHLP and would deliver additional housing to that allocated on a brown field site.
- 4.3.7 The outline permission S106 agreement secured the following matters - *Affordable housing, Local Community Facilities Contribution, St Katherine's Church Contribution, Waste Collection and Recycling Contribution, Open Space Scheme and Open Space Management Scheme, SuDs Scheme and SuDs Management Scheme and Financial contributions to HCC towards education and sustainable transport*. The applicant is seeking separately to vary the affordable housing mix and the trigger points for the submission of the various 'Schemes' from that set out in the original S106. The council's Housing Supply Officer has indicated support for the housing mix changes. This is being considered separately via a Deed of Variation (DoV) and does not form part of the consideration of this application (reference 26/01213/S106).
- 4.3.8 The number of dwellings secured at the outline stage meant that it was below the threshold for master planning (NHLP policy SP9). However, an Illustrative Site Layout Plan (ISLP) was provided as part of the outline application and this has, in part, informed discussions around the reserved matters. In addition, the outline permission secured a plan identifying the developable area of the site, which is confined to the areas containing existing buildings, structures and hardstanding. This has also informed the proposals now presented for consideration.
- 4.3.9 In March this year, an application was made to vary conditions 4, 10,11,14, 16, 17, 18, 19, 31 32, 35 and 37 of the OP. For the avoidance of doubt, a resolution to approve the S73 application would create a 'new' outline planning permission and the RM now presented would be implemented pursuant to this 'new' permission, not the original outline permission. As already mentioned in 4.3.7 above, a DoV application has been submitted and this proposes to introduce a clause to secure the S106 contributions secured as part of the original OP. This DoV is pending completion.

Layout

- 4.3.10 Layout is defined in the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) as: *'the way in which buildings, routes and open spaces within the development are provided, situated, orientated in relation to each other and to buildings and spaces outside the development...'*
- 4.3.11 NHLP policies to be considered that are relevant to layout include SP9, SP10, SP11, SP12, SP13, HE1, HS1, HS2, HS3, HS5, T1, T2, NE2, NE6, NE7, NE8, D1 and D3. Ickleford Neighbourhood Plan (INP) policies and design codes are also considered relevant.

General layout

- 4.3.12 The site has two key areas separated by the River Oughton (which runs east- west through the site) – open spaces to the south and west and the development area to the north and east. The main vehicular access to the site is provided via the existing mill vehicular access off Arlesey Road which was agreed as part of the outline permission. A secondary emergency access point was also secured as part of the original OP and this is to be relocated closer to and north of the main access as part of the S73 proposals. Access into the northern developed area of the site the south

will be provided via the existing primary (vehicular) and secondary (pedestrian) bridges.

- 4.3.13 The site has two-character areas – Mill Area and Riverside Area. The Mill Area is located north of the main vehicular access adjacent to the river (south) and Arlesey Road (east). The Riverside Area is located north and west of the existing primary bridge. This will connect via the primary existing bridge to the primary street and terminate in the north adjacent to existing residential development along the northern boundary. Properties will be located hard against the road edge with trees providing focal points at street ends.
- 4.3.14 The Mill Area consists of a total of 13 dwellings – 7 units within an apartment block and three pairs of semi-detached dwellings with adjacent car parking, landscaping water pump station and electricity substation. Vehicular access to the Mill area is provided off the primary road leading into a cul-de-sac with pedestrian access provided from the south (adjacent the river) and east (adjacent the existing bridge). The layout of this area seeks to acknowledge the presence of historic mill buildings which have existed along the river edge.
- 4.3.15 The Riverside Area comprises a total of 42 dwellings – 25 detached, 14 semi-detached and a terraced block of 3 with a combination of on and off plot car parking. This area is also accessed off the primary road leading to a number of cul-de-sacs. Dwellings adjacent to the river frontage are arranged in two groups at right angles to the river. Streets include on-street visitor car parking bays and some street landscaping. A pedestrian access path links the riverside area to the adjacent open spaces along the southern edge parallel to the river.

Residential amenity

- 4.3.16 Each dwelling will include an appropriately sized private garden area to reflect the size of the dwelling. Although for appearance reasons, officers considered that apartment units should not have individual balconies, a communal garden area for apartment block residents is provided at the ground floor adjacent the riverside edge. This garden space will include two picnic tables for use by residents.
- 4.3.17 The site is bordered by existing residential development to the north and east. Plots 38-44 will border these edges. In relation to plots 38-43, there is considered to be sufficient separation distance between the rear of proposed properties to boundary edges such that there will be no adverse amenity impacts on properties at Manor Close and Lodge Court. The originally submitted proposals relating to plot 44 have been revised following objections raised by the occupier of 9 Arlesey Road. Changes to this plot comprise reorganisation of internal room layouts, removal of all habitable room windows from the rear first floor elevation, the relocation of the rear patio area adjacent to the southern elevation and the planting of semi mature trees along the party boundary. Within the garden area of 5 Arlesey Road and along the party boundary with plot 44 is a group of mature trees which provides an adequate screen between the two properties. Similarly, an existing evergreen hedge exists along the party boundary of plot 44 with 3 Manor Close which provides an adequate screen between the properties. Officers consider that the proposal as now presented will not result in harmful or unreasonable impacts on adjacent existing properties. However, at the time this report has been published the re-consultation period is still running. Confirmation as to whether the revised proposals have resulted in any additional comments from neighbouring properties together with any further considerations will be provided prior to the meeting.

Movement and access

- 4.3.18 For context, the immediate access and movement network adjacent and outside of the site comprises only the existing vehicular access to the former mill off Arlesey Road.
- 4.3.19 The original OP secured off site works for the following –
- Condition 11 – a system of footways to be provided to connect the new development with the existing bus stops along Arlesey Road as part of the application.
 - Condition 14 – the provision of a Zebra along Arlesey Road south of the main vehicular access.
- 4.3.20 A sustainable transport (highways) contribution was also secured as part of the outline for wider improvements to the highway network arising from the development.
- 4.3.21 Within the application site, the existing three bridges will be retained – one serving vehicular traffic and the other two (eastern and western) serving pedestrians and cyclists. From the existing Arlesey Road junction, a new primary road is proposed. This comprises a 5.5m wide vehicular carriageway with a 2m wide segregated pedestrian path running along its southern and western edge. An additional footpath will link the initial section of the new carriageway on the northern side of the primary road to the existing (eastern) pedestrian bridge and lead into the Mill Area. From the vehicular bridge south of the river, a new footpath to follow the route of the existing path will be provided. This will lead to the natural play area and the other retained (western) bridge which will connect to the western part of the Riverside Area. A new footpath will also be provided parallel to and along the northern edge of the river.
- 4.3.22 From the northern side of the vehicular bridge beyond the first 'T' junction, the road narrows down to 4m wide after the vehicular bridge with a segregated pedestrian surface (1.8m wide) along its western edge. The remaining movement and access for all vehicles and pedestrians across the site will be provided via 6m wide shared surfaces.
- 4.3.23 Outside of the application site at the point where the vehicular access connects to the Arlesey Road junction, a 2m wide footpath will be provided by the developer as required by conditions on the outline permission (see 4.3.19) and will link to the 2m wide footpath on the site side. These off-site footway works and new zebra crossing would provide access primarily southwards towards Hitchin. Whilst potentially this would also provide a route for residents travelling to Ickleford, its location to the south of the site access means that it would not be the most optimal route to Ickleford village. The relocated emergency access within the Mill Area was conditioned as part of the outline permission to be used by emergency vehicles, pedestrians and cyclists only and would provide a more direct route to Ickleford village. A road crossing adjacent this access was not secured as part of the outline permission. However, as part of the improvements to within the public highway proposed as part of the associated S73 application, an additional section of footpath along the adjacent section of Arlesey Road leading to an uncontrolled pedestrian crossing is now proposed. This will better serve residents wanting to travel to Ickleford and encourage sustainable travel.

- 4.3.24 Members will recall that they recently resolved to grant planning permission for residential development Land South of Turnpike Lane, Ickleford (reference 25/02401/OP). Although not required as part of the outline permission, the applicant has agreed to provide a footpath within the site and up to the boundary with this adjoining site to maximise sustainable travel for future residents of both sites and the wider community. The details of this link will be secured by condition in the event of approval.

Car parking

- 4.3.25 There are two types of car parking provided as part of the proposals to cater for both residents and visitors. Residents on plot parking comprises a mixture of single and double garages, on plot and on-street car parking providing between 2 and 4 designated spaces per unit. A total of residents 107 spaces are required whereas a total of 123 spaces are provided. Applying the council's standard for visitor's car parking space provision - 0.25 spaces per dwelling – would require 14 spaces. The current layout plan illustrates 10 spaces. Officers consider that in this instance; the additional 16 residents spaces compensate for the shortfall in visitor's spaces. Overall, the quantity and location of car parking spaces for the development is considered to be acceptable.

Cycle parking

- 4.3.26 Condition 17 of the outline permission requires details of cycle parking to be submitted and agreed prior to occupation of any dwellings. For completeness, the applicant has provided resident and visitor cycle parking as part of the RM application. Resident parking for individual dwellings will be provided in either an enlarged garage or a secure shed located in rear gardens. For the apartment building, an integral cycle storage building is proposed. Resident cycle parking facilities are considered to be acceptable. Visitor cycle parking stands across the site, particularly adjacent to open spaces, benches and play areas are limited and the is subject of ongoing discussion with the applicant. Final details of these will be agreed as part of condition 17 of the original outline or S73 permission.

Open spaces

- 4.3.27 There are two key open / undeveloped spaces included as part of the proposed layout (i) the primary open space south of the river and (ii) secondary space adjacent to the south-western boundary. These open spaces are located within the Green Belt and were therefore excluded from the developable area as part of the outline permission. The open space south of the river will include the retention of existing trees, new landscaping to enhance biodiversity and the provision of play and recreation spaces to cater for all ages. The open space to the west includes a SuDs basin and new landscaping with a greater focus of habitat creation. Further details of the landscaping of these areas are set out in the *landscaping* section below.

Refuse strategy

- 4.3.28 Condition 31 of the outline permission requires details of waste storage to be submitted and agreed prior to commencement of new buildings. For completeness, the applicant has provided this information as part of the RM application. Each dwelling includes space for four bins with a communal bin storage area proposed for the apartment block. In accordance with the adopted waste strategy, the collection of domestic bins should be from kerbside. Where a lorry must reverse in, the bin collection points should be no more than 12m from the junction where it starts reversing. Where this is not possible, developers are required to have designated bin collection points that are on or next to roads that are built to adoptable standards.

- 4.3.29 Condition 30 of the outline permission requires details of the circulation route for refuse collection route to be agreed prior to commencement of new building works. For completeness, the applicant has provided a revised refuse collection vehicle tracking diagram to illustrate this. This is considered to be broadly acceptable although final agreement to the arrangement will be secured following consultation with colleagues in Waste Services once a formal application has been submitted for consideration.

Surface water drainage

- 4.3.30 Condition 20 of the outline permission requires details of surface water drainage to be agreed prior to commencement of new building works. Details have been submitted and a response from the LLFA is awaited (application reference 26/01433/DOC). It is understood that the applicant has discussed these proposals – which includes a SuDS basin adjacent to the south-western boundary of the site – with the LLFA prior to submission. The determination of this RM application is not considered to prejudice the determination of the conditional details.

Conclusion on Layout

- 4.3.31 The layout provides a simple and an appropriate arrangement of connected streets and buildings north of the river with linked open spaces provided to the south and to the south-west. Sustainable connections to the existing public highway have been prioritised. The layout is considered to be compliant with the developable area plan secured as part of the outline consent. Overall, the layout is considered to accord with the aforementioned NHLP policies, ISLP, INP policies IDC as well as the NPPF.

Scale

- 4.3.32 Scale is defined in the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) as: *‘the height, width and length of each building proposed within the development in relation to its surroundings’...*
- 4.3.33 NHLP policies to be considered that are relevant to *Scale* include SP9, SP10, SP12, SP13, HE1, D1 and D3. Policy SD3 in the INP relates to securing high quality design *“...good quality new development (including new buildings and extensions to existing buildings) will be supported, where they are in accordance with the guidelines and design principles set out in the Ickleford Design Codes. As appropriate to their scale, nature and location, development proposals should: Relate to the existing development pattern in terms of enclosure and definition of streets/spaces; • Be of an appropriate scale and density in relation to its setting; Use materials appropriate to the development’s context; • Be of a design with a locally inspired or distinctive character; New dwellings should not be more than 2 storeys in height unless the context is appropriate;”*
- 4.3.34 The outline permission did not identify any constraints relating to the scale of buildings across the site. The site currently contains a number of industrial scale former mill buildings which create a striking scale of development when viewed from the south from Arlesey Road (Viewpoint 9 in INP). Currently the area of the site occupied by mill buildings is relatively flat with grassed and treed embankments to the western and northern boundaries. As part of the proposals the site levels in the developable area will be altered to create a gentle incline from the northern side of the riverbank adjacent the vehicular access bridge to the northern part of the site.
- 4.3.35 In relation to the scale of the proposed buildings, with the exception of the apartment block building which will be four storeys in height, the dwellings will be 2 and 2.5 storeys with some 1 and 1.5 storey ancillary buildings (electricity substation and garages). The apartment building is intentionally higher and is intended to respond and reflect the original and traditional mill buildings that existed on the site. The 2.5 storey high

dwelling – terrace of three units to the centre of the site and a pair of semi-detached dwellings to the north – will be no higher than immediately adjacent two storey dwellings and are therefore considered appropriate. The view identified in INP (Viewpoint 9) is considered to be improved by the removal of existing redundant mill structures and the creation of a more uniform and legible arrangement of residential scale buildings.

Conclusion on scale

- 4.3.36 In terms of the scale of proposals, these are considered an appropriate response given the existing industrial scale of buildings currently on the site and its edge of settlement location. Overall, officers consider that they accord with the ISLP, INP, NHLP policies and as well as the NPPF.

Appearance

- 4.3.37 Appearance is defined in the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) as: *‘the aspects of a building or place within the development which determines the visual impression the building or places makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture...’*
- 4.3.38 NHLP policies considered relevant to Appearance include SP9, SP13, DS1 and HS1. INP policies and design codes are also considered relevant.
- 4.3.39 The applicant has undertaken an assessment of local building character to inform design and appearance of the proposals. These existing local features comprise dual pitched tiled roofs, black fascia boards and rainwater goods, chimneys, dormer roof windows, bay windows, white framed casement windows, simple porches, stone cills on key elevations and projecting gables on larger houses. Materials include predominantly red brick and plain tiles.
- 4.3.40 The Old Mill Area is inspired more directly from the traditional mill buildings on the site which were built in a buff brick with slate tiled roofs. This area - the apartment block and three pairs of semi-detached dwellings - consist primarily of buff facing brick together with grey roof tiles. Curved window headers and stone cills are incorporated into the design of these units and are direct architectural references from the existing mill building. In addition, the houses have been designed with a third window to the principal elevation. This detail has been introduced to reflect the bay feature present on the original mill house.
- 4.3.41 The Riverside Area is inspired by the wider mixed built character of Ickleford. The dwellings are traditional in appearance. Combinations of red brick and white render are proposed for the main facing materials of the proposed dwellings. Render is proposed on plots that form vista stops or corner turn units. Black horizontal cladding will also be used on dwellings that form the edge of Green Belt. A mixture of roof tiles will be used comprising plain red, plain grey and red pantiles which will be used on dwellings which are clad.
- 4.3.42 Where dwellings or apartment blocks are proposed at junctions or key edges, these have been designed to be dual aspect. Ancillary buildings – garages and the substation – will also follow the materials palette depending on the area in which they are located.

Conclusion on Appearance

- 4.3.43 The appearance of buildings have been carefully considered reflect both the existing mill buildings on the site and the wider traditional character of Ickleford. The appearance of buildings will create a coherent and appropriate development which will

enhance both views of the site from the public realm including viewpoint 9 and Arlesey Road. A condition is recommended to agree precise material types prior to commencement of new buildings. Overall, the appearance is considered to accord with the aforementioned NHLP policies, ISLP, INP policies IDC as well as the NPPF.

Landscaping

- 4.3.44 Landscaping, in relation to reserved matters applications, is defined in the Town and Country planning (Development Management procedure) Order 2015 (as amended) as: *'the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:*
- a. screening by fences, walls or other means;*
 - b. the planting of trees, hedges, shrubs or grass;*
 - c. the formation of banks, terraces or other earthworks;*
 - d. the laying out of provision of gardens, courts, squares, water features, sculpture or public art; and*
 - e. the provision of other amenity features...'*
- 4.3.45 Relevant NHLP policies include Policy ENV3, ENV4, NE1, NE7, NE8, SP9 and SP12. INP policies are also considered relevant.
- 4.3.46 The approved Developable Area Plan secured as part of the original OP set out areas of the site that could not be developed. These comprise (i) the primary open space south of the river and (ii) secondary space adjacent to the south-western boundary. Hard and soft landscaping is also proposed across the site within plots and streets.
- Primary open space*
- 4.3.47 The play area to the west comprises a bench seat, two picnic tables, equipment tyre, small wheelchair carousel, car tyre swing, dendrophone, toddler's swing fitted with toddler basket, stepping logs, stripped mirror – all secured by a natural timber fence. Footpaths in this area will be informal hoggin surface in keeping with the landscaped location and to protect tree roots from damage. Four new trees will be planted in this area.
- 4.3.48 The wider space comprises – four bench seat, a picnic table, triangular timber play platform, bunny hops frames, sit up bench, chin-ups frame, insect house, Sheffield cycle stand, branches and trunks arising from on-site tree works may be reused for habitat provision, Bollards are proposed to street edges to protect from unauthorised parking. The footpath to the river edge (south) will be informal hoggin surface in keeping with the landscaped location and to protect tree roots from damage.
- 4.3.49 This area has significant tree cover presently. With the exception of four low category trees, all other existing trees in this area are to be retained. Four new native trees are proposed adjacent to the eastern boundary, south of the main access along the Arlesey Road frontage. The access road from the junction up to and including the first stretch of road after the vehicular bridge will be black top surface. Shared surfaces and on-street car parking bays will be permeable brick paviours. This area has significant tree cover presently.
- Secondary open space*
- 4.3.50 This area includes the only SuDs feature for the site. The space will include existing grassland which will be enhanced, areas of bulb, wildflower and shrub planting and 19 new trees. An insect house is also proposed to the southern boundary. In the interest of ecology and biodiversity, access through this space will be via mown path. No seating or play equipment is proposed. Existing trees will be retained with the

exception three trees one of which is a mature Common Lime which is confirmed to be diseased and structurally in poor condition. A semi mature tree in a similar location is proposed to replace this and provide a visual focal point at the end of the street.

Mill Area

- 4.3.51 The hard landscaping comprises permeable brick paviour footpaths and road. The soft landscaping comprises – native species hedges to street boundary and to edge boundaries of dwellings, biodiverse amenity grass to the green space adjacent the substation and pumping station, six new trees within the area, the retention and improvement of existing landscaping adjacent Arlesey Road with biodiverse species, lawn turf to rear gardens and edges with public space. Six existing trees within this area are to be removed due to poor condition with the majority being retained.

Riverside Area

- 4.3.52 This will comprise – permeable brick paviour shared surface road and vehicular surfaces except for the footpath to the northern side of the river will be informal hoggins in keeping with riverside location and in the interests of minimising impact on riverside mammals. The soft landscaping comprises – native species hedges to street boundary and to edge boundaries of dwellings, eleven new trees within the area, lawn turf to rear gardens and edges with public space. Twenty trees are to be removed in this area due to poor condition and to ensure adequate space is provided in the rear gardens to plots 45-49 inclusive. Native species ground cover is proposed along the edge of the river.

Boundary treatments

- 4.3.53 There are a variety of boundary treatments proposed across the site - 1.8m high walls to public edges (publicly viewable), 1.8m high close boarded fences to rear gardens (private spaces), 1.8m high close boarded fences with 300mm trellis to rear gardens which abut existing residential development (private spaces), bollards to the primary road edge (south), estate style metal bar fencing to street and riverside edges, brick piers with estate style fencing to the site frontage, bridges and along the street boundary adjacent to the emergency access. Overall, these are considered to be in keeping with the character of the setting and village and strikes the right solutions for public and private areas.

Bridges

- 4.3.54 Details of hard and soft landscaping finishes have not been provided for the three bridges. A condition requiring details of these to be submitted and agreed is recommended to deal with this matter.

Biodiversity

- 4.3.55 A Biodiversity Net Gains Assessment was provided as part of the outline application. This confirmed an uplift of biodiversity across the site (non-mandatory). This was secured via condition 38 of the outline permission (Landscape and Environmental Management Plan - LEMP). The LEMP has yet to be submitted for consideration. The council's *Ecologist and Tree and Landscape Officers* have been involved in workshops and discussions with the applicant. They are broadly supportive of the proposals from a landscape, arboricultural and biodiversity perspective. The landscaping proposals currently proposed are not considered to prejudice the determination of the aforementioned LEMP condition.

Conclusion on Landscaping

- 4.3.56 The layout of the site has been landscape led and includes a variety of open spaces and areas for recreation, which follow the developable area plan secured as part of the outline permission. The landscape proposals – quantity, species, mixture and other details - are considered acceptable. The landscaping proposals are considered to

accord with biodiversity and landscape expectations set out in the ISLP, NHLP and INP policies and relevant design codes together with the NPPF.

Other matters

- 4.3.57 The parish council and local residents raised a number of issues and points and these are summarised at the beginning of this report. The original outline permission included conditions to deal with *tree and hedge protection, dust management, demolition management, street management, cycle storage, travel plan, surface water drainage, SuDS management and maintenance, foul water strategy, Flood Warning & Evacuation Plan, historic wall protection and repair, archaeology, Phase II environmental risk assessment, fire hydrants, waste services arrangements, sustainability, Landscape and Ecological Management Plan (LEMP), bat and mammal protection*. These matters are not therefore considered in detail as part of this RM application. Where matters raised are not addressed by existing conditional matters, they are addressed in this report if they relate to the reserved matters under consideration.

5.0 Conclusion

- 5.1 This application for reserved matters follows from the approval of outline application 17/01955/1 as amended by the application 26/00587/S73. Approval is sought for *layout, scale, appearance and landscaping*.
- 5.2 This is a 'windfall' housing site which will deliver 55 dwellings on previously developed land. The ISLP and outline consent set out broad aspirations for this site. The developer has worked closely with officers to present a proposal that reflects the site's location on the edge of settlement and Green Belt. The layout, scale, appearance and landscaping proposals are considered to respond to both the site's historic use as a mill and the character of Ickleford village. The proposed development is considered to accord with the ISLP, NHLP and INP policies and design code and placemaking priorities of the NPPF.
- 5.3 The approval of this application will make a contribution to the housing land supply. As the council is currently unable to demonstrate a 5-year housing land supply, the tilted balance of paragraph 11(d) of the NPPF is engaged, the collective benefits of the development would be significant. No adverse impacts have been identified and therefore the benefits would not significantly and demonstrably outweighed when assessed against the policies in the NPPF taken as a whole. The scheme therefore benefits from the presumption in favour of sustainable development which is a further material consideration.
- 5.4 There are no material considerations to indicate that the application should not be determined in accordance with the development plan. For the reasons set out above it is officer's view that the proposed development would accord with the development plan including the NHLP, and that there are no reasons to withhold the approval of reserved matters. As such, details should be approved subject to the following conditions.

6.0 Alternative Options

- 6.1 None applicable.

7.0 Pre-Commencement Conditions

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

8.0 Legal Implications

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

9.0 Recommendation

- 9.1 That reserved matters be APPROVED subject to the following:

A) the approval of the associated S73 application;

B) the applicant agreeing to extend the statutory period in order to allow time for the Deed of Variation to be completed for the associated S73 application which this RM approval will be pursuant to and to enable the decision notice to be issued; and

C) providing delegated powers to the Development and Conservation Manager to update conditions and informatives with minor amendments as required;

D) conditions and informatives set out below:

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

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

2. (A) Unless otherwise agreed in writing, prior to any works above slab level of the hereby approved application, detailed drawings of the pedestrian connection shown on submitted drawing named 'Amended V.3 Indicative Link Drawing' shall be submitted to and approved in writing by the Local planning authority. The connection shall be designed to show connection up to the western site boundary. It must also be of 2m width unless clear constraints can be demonstrated which only allow 1.5m width.

(B) Prior to the 50th occupation of any of dwellinghouses hereby approved, the above approved design must be constructed in accordance with the approved details unless otherwise agreed in writing.

Reason: To support future sustainable transport use as per HCC LTP Policies 1 & 5.

3. Prior to the above slab construction of any buildings on the site, full details and specifications of the proposed facing materials shall be submitted to and approved in writing by the local planning authority. Thereafter, the proposed development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure a satisfactory appearance to the development.

4. Prior to the first occupation of any dwellings, full details of the proposed hard and soft landscaping proposals shall be submitted to and approved in writing by the local planning authority. Thereafter, the approved details shall be implemented and completed by the end of the first planting season following the local planning authority's written approval.

Reason: In the interests of visual amenity and to ensure a satisfactory appearance to the development.

Proactive Statement:

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

Informatives:

AN1) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

AN2) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

AN3) Works within the highway (section 278): 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 County Council website at:

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

AN4) Roads to remain private: The applicant is advised that all new roads associated with this development will remain unadopted (and shall not be maintained at public expense by the highway authority). At the entrance of the new estate the road name plate should indicate that it is a private road and the developer should put in place permanent arrangements for long-term maintenance.