

ITEM NO:

<u>Location:</u>	Land To The East Of Bedford Road And West Of Old Ramerick Manor Bedford Road Ickleford Hertfordshire
<u>Applicant:</u>	Barratt David Wilson North Thames
<u>Proposal:</u>	Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas
<u>Ref.No:</u>	19/01758/FP
<u>Officer:</u>	Tom Rea

Date of expiry of statutory period: 22nd October 2019

Reason for Delay

N/A

Reason for Referral to Committee

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

1.0 Site History

- 1.1 17/02175/1: Residential development of 180 dwellings comprising 21 x 1 bedroom apartments; 18 x 2 bedroom apartments; 18 x 2 bedroom houses; 63 x 3 bedroom houses; 56 x 4 bedroom houses; and 4 x 5 bedroom houses; new vehicular access onto Bedford Road, associated garages and car parking space, public open space, landscaping and ancillary works. (As amended 2/2/18).

Refused planning permission 16th March 2018 for the following reasons:

1. It is considered that by reason of the dwelling numbers, site coverage, proposed dwelling types and the location of some car parking, the development will occasion harm to the setting of the grade II* listed Old Ramerick Manor and its associated barns, hence would harm their significance. As such para 132 of the NPPF requires clear and convincing justification and this has not been demonstrated.

The proposal will fail to satisfy Section 66 of the Planning & Listed Building and Conservation Areas) Act 1990 and the aims of Sections 7 and 12 of the National Planning Policy Framework

2. By reason of the number of dwellings proposed, their excessive height, nondescript appearance and the generally urban form, the development would have a harmful effect on the character and appearance of the area. Furthermore the proposed development would have significant adverse landscape and visual effects due to its separation from the settlement to the north and its prominent location on rising land, restricting key views in the landscape and harming the tranquil nature of the surrounding countryside. As such the proposals would not comply with Policy 57 of the adopted local plan or Submission Local Plan Policies SP1, SP9 and D1. The proposals would not enhance the quality of the area and would constitute poor design not complying with paragraphs 58 and 64 of the National Planning Policy Framework.

3. The submitted planning application has not been accompanied by a valid legal undertaking (in the form of a Section 106 obligation) securing the provision of 40% affordable housing and other necessary obligations as set out in the Council's Planning Obligations Supplementary Planning Document (SPD) (adopted November 2006) and the Planning obligation guidance - toolkit for Hertfordshire: Hertfordshire County Council's requirements January 2008. The secure delivery of These obligations is required to mitigate the impact of the development on the identified services in accordance with the adopted Planning Obligations SPD, Policy 51 of the North Hertfordshire District Local Plan No. 2 - with Alterations (Saved Polices 2007) or Proposed Local Plan Policy HS2 of the Council's Proposed Submission Local Plan (2011-2031). Without this mechanism to secure these provisions the development scheme cannot be considered as sustainable form of development contrary of the requirements of the National Planning Policy Framework (NPPF)

- 1.2 18/02798/SO: Screening Opinion: Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas. Decision: Environmental Impact Assessment not required.
- 1.3 18/01622/FP: Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas (as amended 25th October 2018).

Appeal lodged against non-determination by the Local Planning Authority. Public Inquiry set to commence 15th October 2019.

2.0 **Policies**

2.1 **North Hertfordshire District Local Plan No. 2 with Alterations (Saved Policies)**

Policy 6: Rural area beyond the Green Belt

Policy 14: Nature Conservation

Policy 16: Areas of archaeological significance and other archaeological areas

Policy 26: Housing proposals

Policy 29: Rural Housing needs

Policy 51: Development effects and planning gain

Policy 57: Residential Guidelines and Standards

Supplementary Planning Documents

Design SPD

Planning Obligations SPD

Vehicle Parking Provision at New Development SPD (2011)

North Hertfordshire and Stevenage Landscape Character Assessment (Pirton Lowlands Area 218)

2.2 **National Planning Policy Framework (February 2019)**

Section 2: Achieving sustainable development

Section 5: Delivering a sufficient supply of homes

Section 6: Building a strong competitive economy

Section 8: Promoting healthy and safe communities

Section 9: Promoting sustainable transport

Section 11: Making effective use of land

Section 12: Achieving well-designed places

Section 14: Meeting the challenge of climate change, flooding and coastal change

Section 15: Conserving and enhancing the natural environment

Section 16: Conserving and enhancing the historic environment

2.3 **North Hertfordshire District Local Plan 2011 – 2031 Proposed Submission (Incorporating the Proposed Main Modifications November 2018)**

Policy SP1: Sustainable Development in North Hertfordshire

Policy SP2: Settlement Hierarchy

Policy SP5: Countryside and Green Belt

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 CGB1: Rural Areas beyond the Green Belt

Policy T1: Assessment of transport matters

Policy T2: Parking

Policy HS1: Local Housing Allocations

Policy HS2: Affordable Housing

Policy HS3: Housing Mix

Policy HS4: Supported, sheltered and older persons housing
Policy HS5: Accessible and Adaptable Housing
Policy D1: Sustainable design
Policy D3: Protecting living conditions
Policy D4: Air quality
Policy NEx: Strategic Green Infrastructure
Policy NE1: Landscape
Policy NEx: Biodiversity and geological sites
Policy NEx: New and improved open space
Policy NE7: Reducing flood risk
Policy NE8: Sustainable drainage systems
Policy NE9: Water quality and environment
Policy NE10: Water conservation and wastewater infrastructure
Policy HE1: Designated heritage assets
Policy HE4: Archaeology

The application site is identified in the NHDC Submission Local Plan 2011 – 2031 as an allocated housing site – **LS1** Land at Bedford Road

2.4 **Hertfordshire County Council**

Local Transport Plan (LTP4 – adopted May 2018)

2.5 **National Planning Practice Guidance**

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

2.6 **Ickleford Neighbourhood Plan**

The Ickleford Neighbourhood Plan Area was designated by North Hertfordshire District Council in September 2014. The NP Area includes the application site.

3.0 **Representations**

3.1 **Ickleford Parish Council:**

Comments will be reported at the meeting.

3.2 **Stondon Parish Council:**

Any reply will be reported at the meeting

3.3 **Henlow Parish Council:** Strongly objects to the proposed development on the following grounds:

- Lack of infrastructure provision resulting in an unsustainable development
- Environment – contrary to NHDC's Climate Emergency motion and the development does not support the Council's climate change policy
- Loss of best and most versatile agricultural land
- Impacts on the setting of the Grade II * listed Old Ramerick Manor
- Proposed development will breach the defensible southern boundary of Henlow.

- Increased flood risk – residential development cannot be located within Flood zone 3b
- Development disconnected from the rest of Henlow Camp and is consequently unsustainable.
- Proposal is a premature and opportunistic attempt to meet and overprovide NHDC housing numbers without the appropriate amenities to support the development
- Will impact and limit the viability of identified sites in the Central Bedfordshire emerging Local Plan

3.4 Central Bedfordshire Council:

Any reply will be reported at the meeting

3.5 Environment Agency

Advises that it has no objections to the proposed development. Advises that it is for the LPA to apply the Sequential Test. Advises that the submitted Flood Risk Assessment (FRA) includes details of hydraulic modelling undertaken for the site as part of an Evidence Review Request. The modelling has been reviewed by the EA and is deemed to be fit for purpose for the planning application.

3.6 Lead Local Flood Authority (Hertfordshire County Council):

Advises that the LLFA have no objection in principle on flood risk grounds and can advise the Local Planning Authority (LPA) that the proposed development site can be adequately drained and can mitigate any potential existing surface water flood risk if carried out in accordance with the submitted drainage strategy. Recommends the attachment of conditions.

3.7 Hertfordshire County Council Highway Authority:

Advises that it does not wish to restrict the grant of planning permission subject to planning conditions and informatives, Section 106 and Section 278 Agreements. Advises that the impact of this development on the local highway network has been assessed and is shown to be acceptable subject to mitigation. This is to be secured via s278 agreements for works to the highway, S106 contributions and a Travel Plan.

Highway Authority conclusions

The Authority state that the trip generation associated with this development does not result in a severe impact on the highway network. The authority considers that the submitted Transport Assessment has demonstrated that highway junction capacity in various locations would operate acceptably with mitigation measures in place.

3.8 Historic Environment Advisor (Hertfordshire County Council):

Recommends a Written Scheme of Investigation condition.

3.9 Central Bedfordshire Council (Rights of Way officer)

Any reply will be reported at the meeting.

- 3.10 **Hertfordshire County Council (Countryside Access officer)**
Any comments received will be reported at the Committee meeting
- 3.11 **Natural England**
Advises that it has no comments to make on this application. Considers that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.
- 3.12 **Hertfordshire Ecology**
Any reply will be reported at the meeting
- 3.13 **Historic England**
Refer to previous advice given in relation to application ref: 18/01622/FP.
- 3.14 **CPRE Hertfordshire**
Comment:
'We do not intend to respond to the new application (19/01758/FP) which has now been submitted by Barratt David Wilson North Thames, as the Committee, by its action, has effectively pre-empted the decision on that application.'
- 3.15 **Anglian Water**
Requests a foul water strategy condition and an Informative concerning the potential impact on Anglian Water assets.
- 3.16 **Bedfordshire and River Ivel Internal Drainage Board**
Reiterate their comments provided in response to the previous application (18/01622/FP).
- 3.17 **NHDC Environmental Health officer (Environmental Protection/Contamination)**
Advises that in view of the submitted intrusive site investigation reports there is no requirement for a land contamination condition. Requires Electric Vehicle (EV) Recharging Infrastructure conditions for houses and flats and a residential travel plan condition. In addition, a Construction Traffic Management Plan condition is required.
- 3.18 **NHDC Environmental Health officer (Noise)**
Considers the noise mitigation measures set out in the submitted acoustic assessment to be acceptable. Recommends a condition requiring the development to be carried out in accordance with the acoustic report and measures maintained in perpetuity. Recommends an Informative re construction phase.
- 3.19 **NHDC Housing Supply Officer**
Reiterates previous comments – advises that the affordable housing offer has been agreed.
- 3.20 **NHDC Waste Services Manager**
Provides technical guidance on various aspects of waste storage / collection requirements.

3.21 Hertfordshire County Council (Growth & Infrastructure team)

Repeats a request for financial contributions towards primary and secondary education, library and youth services. Advises that, as with the previous application, the education contributions should be secured by Central Bedfordshire Council for education provision in their area due to the close proximity of the site to education facilities in Central Bedfordshire and distance to Ickleford. This is subject to assurances to guarantee the long term places for school children in Central Bedfordshire arising from the development.

3.22 Hertfordshire County Council (Fire & Rescue Service)

Advises that public adoptable fire hydrant provision will be required in accordance with Planning Obligations Guidance.

3.23 Bedfordshire Clinical Commissioning Group

Requests contributions towards GP Primary Care services, Community and Mental health care provision.

3.24 Site Notice / Neighbour consultation:

Currently 65 responses have been received mainly from residents both in North Hertfordshire and Central Bedfordshire District and all correspondence received can be viewed on the Council's web site. The comments and objections include the following matters:

- Proposals remain an overdevelopment of a rural area
- Unfair to tax payers of Central Bedfordshire
- Revised proposals fail to overcome previous reasons for refusal
- Fails to take account of cumulative impact of other approved and planned developments in Central Bedfordshire
- Harm to setting of Grade II* listed Old Ramerick Manor
- More properties are proposed on the flood plain
- Increased flood risk
- Loss of productive agricultural land
- Lower Stondon Doctors surgery cannot expand
- Detrimental to wildlife / ecology
- Insufficient schools, medical and healthcare facilities in the area
- Existing community and service infrastructure does not have capacity to accommodate more development
- Concern over water supply, drainage and sewage
- Flood Risk
- Site is isolated from existing settlements
- Adverse impact on character and appearance of the area
- Infrastructure funding will go to North Hertfordshire rather than Central Bedfordshire
- Unsustainable location and development generally that will not encourage non-car modes of travel
- Concern at noise, pollution, excessive traffic generation
- Detrimental to highway and pedestrian safety
- Unsafe visibility for motorists

- Lower Stondon / Henlow has already taken its share of housing
- No assessment of employment impact
- Loss of defensible boundary to Henlow
- Insufficient affordable housing
- Overuse of play area / roads in The Railway
- Risk of increased noise and crime
- No on site shop is proposed
- Remote from the rest of North Hertfordshire
- Does not take account of already inadequate drainage
- Poor quality of environment for proposed residents
- Property style, structure, layout, amount of housing, location and landscaping is negative
- No highway mitigating safety features are proposed
- Loss of privacy/overshadowing/loss of light
- Contrary to NPPF 38
- Overcrowding
- Loss of visual amenity and landscape
- Contrary to NHDC Climate Emergency decision

3.25 **Other correspondence**

The Ministry of Housing, Communities & Local Government has informed the LPA that it has received a third party request to call in planning ref: 19/01758/FP. The MHLG have been provided a copy of this Committee report in order to consider the key issues. Following a request from the MHLG the LPA has agreed not to issue a decision notice regarding application ref: 19/01758/FP until the MHLG has made a decision on the call-in request.

4.0 **Planning Considerations**

Site and Surroundings

- 4.1.1 The application site is located on the east side of the A600 Bedford Road and immediately south of the existing settlement of Henlow Camp. The application site comprises 7.08 hectares of greenfield land, which is primarily an arable field and a poor semi-improved grassland field, several areas of scattered scrub and trees, a stream along the northern site boundary, a wet ditch and a pond. Immediately to the east of the site is Old Ramerick Manor, a grade II* listed manor house and a recent small residential development that has been created from a farmyard and historic and modern agricultural buildings associated with the Manor. The site adjoins public footpath 001 which runs east to west along an informal track along the southern boundary. Public footpath 002 connects with footpath 001 and runs north east towards Henlow Camp just east of the application site and through the Old Ramerick Manor site. The application site abuts the curtilages of residential properties sited along the southern boundary – Nos 1 & 2 and 3 Ramerick Cottages. The whole of the application site is within the administrative boundary of North Hertfordshire and designated as Rural Area Beyond the Green Belt in the current North Hertfordshire District Local Plan with Alterations 1996 (Saved Policies, 2007).

4.1.2 The application site is approximately level where it adjoins the southern boundary with public footpath 001. The land then falls approximately 5 metres overall to the north where it meets the ordinary watercourse and its embankment. A significant feature of the site is an existing former railway embankment located close to the northern boundary.

4.2 The Proposal

4.2.1 The proposals seek full planning permission for the erection of 144 dwellings with associated vehicular access from the A600 Bedford Road, internal site access road, parking areas, village green and other detailed landscaped areas, footpath connections, sustainable urban drainage system including 2 no. detention basins, pumping station and sub-station and ancillary works.

4.2.2 The development proposes the provision of 87 market homes comprising 2 bed maisonettes, 3, 4 & 5 bedroom houses and 57 affordable homes (of a mixture of shared ownership and affordable rented tenure) comprising 1 & 2 bed flats, 2, 3 & 4 bedroom houses. The affordable housing amounts to 39.58% of the total number of units proposed for the site.

4.2.3 The proposed development is limited to a maximum of two storeys throughout the site. A total of 358 parking spaces are proposed (including 298 allocated spaces and 60 visitor spaces) provided through a mixture of surface spaces, garages and car ports.

4.2.4 The development is characterised by two separate areas of housing development divided on a north south axis by a landscaped corridor following the line of the old railway line (and remaining embankment). Three character areas are proposed with a density of approximately 39 dph (gross density 21 dph) with a variation in materials, colour, frontage treatment and traditional architectural styles.

4.2.5 Of the overall site area of 7.0 hectares, 2.86 hectares is proposed as public open space which will accommodate two flood mitigation attenuation basins, a locally equipped area for play (LEAP) within a village green, the retained former railway embankment and footpaths. A pedestrian / cycle link is proposed along the northern boundary and through the centre of the site.

4.2.6 The application is supported by the following documents:

- Planning Statement and Design and Access statement
- Transport Statement and Travel Plan
- Arboricultural Impact Assessment and Tree Report
- Archaeological Assessment and Evaluation Report
- Landscape Visual Impact Assessment & Landscape Management Plan
- Ecological Impact Assessment
- Geotechnical & Geo-Environmental Report
- Acoustic Assessment
- Flood Risk Assessment
- Heritage Statement
- Tree Survey

4.2.7 The application, including all supporting documents and plans, is identical to the previously submitted application (18/01622/FP) which is now at appeal (see paragraph 1.3 above).

4.3 **Key Issues**

4.3.1 The key issues for consideration of this full planning application are as follows:

- Policy background and the principle of development
- Character and Appearance
- Highway, access and parking matters
- Impact on heritage assets
- Environmental considerations
- Sustainability
- Planning Obligations
- Planning balance and conclusion

4.3.2 **Policy background and the principle of development**

4.3.3 The application site has been identified in the NHDC emerging Proposed Submission Local Plan (incorporating Main Modifications) as a housing site (LS1 – Land at Bedford Road). It should be clarified that all of the application site lies within the administrative district of North Hertfordshire and does not form part of Lower Stondon which lies within Central Bedfordshire. The LS1 allocation has a dwelling estimate of 120 homes and the following considerations for development are set out in the Plan (as amended in the Proposed Modifications):

- Appropriate junction access arrangements to Bedford Road having regard to the likely impacts of development on the A600;
- Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures;
- Sensitive integration into existing settlement, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access;
- Sensitive incorporation of Footpaths Ickleford 001 & 002 as green routes through and around the edge of the site;
- No residential development within Flood Zones 2 or 3;
- Incorporate ordinary watercourses (and any appropriate measures) and address existing surface water flood risk issues within comprehensive green infrastructure and / or SuDS approach;
- Development proposals to be informed by site-specific landscape and heritage assessment which determines the likely impacts on Old Ramerick Manor and its surroundings;
- Development-free buffer along eastern edge of site to minimise harm to adjacent listed building;
- Archaeological survey to be completed prior to development.

- 4.3.4 Although in the Rural area beyond the Green Belt this site is identified in the Submission Local Plan (incorporating Main Modifications) as a housing site at a time when the Local Planning Authority cannot demonstrate a five year deliverable supply of housing land. Paragraph 59 of the NPPF emphasises the importance of ensuring that a sufficient amount of housing land can come forward where it is needed and paragraph 73 of the NPPF advises that local authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.
- 4.3.5 Paragraph 48 of the NPPF advises that emerging plans can be afforded weight according to:
- *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
 - *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
 - *the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*
- 4.3.6 The emerging local plan is at an advanced stage. Consultation on the Main Modifications has taken place between January 3rd – 11th April 2019. The Emerging Local Plan Inspector has requested (in July 2019) further hearings as part of his investigation into the Plan and therefore some further delay is expected before its adoption. Whilst there are still unresolved objections to the policies in the plan including the LS1 allocation, it is considered that the policies in the emerging plan are closely aligned and consistent with the policies in the Framework.
- 4.3.7 Paragraph 49 of the Framework states that arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:
- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and*
 - b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.*
- 4.3.8 In this case, the emerging local plan (over the plan period 2011 – 2031) identifies the need to deliver at least 14,000 new homes for North Hertfordshire's own needs, of which 4,860 homes are to be provided through local housing allocations including (LS1) (source: Policy SP8 ('Housing'), Submission Local Plan). This application at LS1 represents 1% and 3% of these totals respectively. In terms of the local allocations the application site represents 1 of 21 locations spread throughout the district. Whilst the

proposed development at LS1 will make a positive and meaningful contribution to meeting future housing needs, when considered in context with the overall development needs over the plan period the application cannot be considered so substantial or significant to undermine the plan making process. Given this analysis it is not necessary to consider paragraph 49 b) as both grounds need to be satisfied.

4.3.9 Accordingly, given the advanced stage of the emerging local plan, the absence of a five year housing land supply (currently estimated to be less than 1.5 years supply, to be confirmed in the forthcoming Annual Monitoring Report) and that the determination of this application cannot be considered premature, there is a presumption in favour of granting planning permission for sustainable development in accordance with paragraph 11 d) of the Framework. The Framework caveats the presumption of granting permission for sustainable development if there are clear reasons for refusing development or the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against all policies in the Framework. In this case there are a number of issues of harm in terms of the economic, social and environmental objectives of sustainable development that need to be assessed such as the impact on designated heritage assets, landscape and visual effects, highway impact and flood risk and these matters are considered in more detail below.

4.3.10 Summary on the principle of development

4.3.11 The site is immediately adjacent the settlement of Henlow Camp (Minor Service Centre) and a short distance to Lower Stondon (Large village). These settlements contain a range of facilities and services. There are bus services along the A600 adjacent to the site that serve local villages and towns including Hitchin. The site is not of high landscape value as noted in the Pirton Lowlands character area assessment. The site is clearly contained by the A600 to the west, a public footpath (002) and buildings associated with The Manor to the east and four residential properties and a public footpath (001) along the southern boundary. It has a close physical association with the settlements of Henlow Camp and Lower Stondon to the north emphasised by road access, the proximity of housing and footpath linkages. The site is not contaminated and there is no evidence of significant archaeological remains. In terms of achieving the social strand of sustainability the site has the potential to deliver much needed residential development, including affordable housing, in a location which is accessible to everyday services and accessible to neighbouring towns and villages via good transport infrastructure.

4.3.12 It is furthermore noted that the LPA did not raise an 'in principle' objection to the previous application (ref: 17/02175) refused in March 2018. That application was refused on grounds of harm to heritage assets and the amount and scale of development, its scale, form and appearance together with the lack of a Section 106 agreement.

Lastly, the Local Plan Inspector, in requesting the LPA to consult on its Proposed Modifications, has not asked the LPA to remove the LS1 site from its list of housing allocations or requested a further call for sites as part of its Housing Strategy.

Given all of the above factors it is considered that the site is suitable for residential development in principle. Furthermore, it is appropriate for this application to be considered now given the schemes' deliverability i.e. the site is available now, offers a suitable location for housing development now and that there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the Emerging Local Plan.

4.3.13 Character and Appearance

4.3.14 The application site consists of mainly arable farmland with a smaller grassed field / paddock in the north eastern corner. It forms part of a wider agricultural landscape to the south. It is generally open in character and of limited landscape features except for the remnants of the former railway embankment now overgrown and a feature which is to be retained as part of the development. The application site is not covered by any statutory designations for landscape character or quality. It lies within the Pirton Lowlands character area (218) of the North Herts Landscape Study (2011). The document describes the Pirton Lowlands area overall as of low landscape value.

4.3.15 The application site has a close physical connection with Henlow Camp settlement to the north although its open character means it is visually sensitive to new development given the proximity of the A600 and adjacent footpaths. The approach to the settlement along the A600 from the south provides clear views of the site as well as the backdrop of housing development comprising the Railway housing estate and the older Southern Avenue forming part of The Camp housing estate. The Camp development being older and of more spacious two storey development has, to an extent, blended into the landscape, whilst the Railway development with its high density and 2.5 storey scale provides for a more abrupt and hard urban edge to the village even with the play area and watercourse which defines the boundary of the settlement.

4.3.16 The LPA raised concerns with the previous larger development (i.e. application ref: 17/02175/1) in relation to the number of houses, the height, density and scale of development, excessive hardsurfacing, lack of soft landscaping and generally the urban form which was considered to be harmful to the character and appearance of the area and the setting of Old Ramerick Manor. This revised application seeks to address these issues and the following changes are proposed:

- reduction in dwellings from 180 to 144 (overall 20% reduction)
- relocation of development further away from eastern and southern boundaries
- reduction in density in eastern and southern areas of the site
- reduction in height of development (all houses are now two storey with no 2.5 or 3 storey development)
- change from urban form to village character
- provision of new village green and greenway through the centre of the site
- new orchard and avenue planting
- change in design and materials to reflect rural edge location and agrarian landscape
- improved open vistas towards Old Ramerick Manor and group of associated buildings, particularly from public footpath 001.

- general reduction in scale and density along western boundary.

- 4.3.17 The result of the above amendments to the previous scheme is a proposal that is far more sensitive to and better integrated with the surrounding pattern of development. The development is of reduced density and more appropriate to this edge of settlement location yet still well integrated with Henlow Camp to the north. Generally the density of development decreases towards the southern part of the site with a wide buffer of open space and new tree planting along the boundary with footpath 001 and the barn complex associated with Old Ramerick Manor. A key feature of the development is a wide landscape corridor through the centre of the site from north to south incorporating a village green, retention of former railway embankment and new pedestrian and cycleway routes connecting to Henlow Camp to the north and the existing footpath network. The main access into the site takes the form of a tree lined 'avenue' leading directly to the village green and play area. Highway engineering is more informal with shared surfaces and permeable block paving. Character areas are proposed throughout the site which provide local identity and distinctiveness with housing in the southern edge of the site having a more vernacular style and scale. Design features such as gables, porches, sash style windows, timber weatherboarding, chimneys and car barns create a more traditional appearance and an appropriate rural edge to the development.
- 4.3.18 Overall there is a reduction in density from the previously refused application as a result of the decrease in housing numbers and the maximum two storey height represents a transition in scale from The Railway development to the north of the site to a looser, more appropriate form of development to the south that responds to the scale of houses at Ramerick Cottages and also provides a substantial buffer with the wider open farmland landscape further south.
- 4.3.19 The development is well integrated with local footpaths. Five connection points are proposed in total including three directly onto the footpath along Bedford Road. Along the A600 boundary, pedestrians are separated from the main road by a landscaped corridor before linking onto the existing footpath in the north eastern corner. The central footpath / cycleway provides permeability through the site linking with footpath 001 to the south (and onwards further south via footpath 003). In terms of wider improvements to the footpath network the applicant has agreed to fund an upgrade of the existing footpath (to include new surface and increased width) along the A600 as far south as the Holwell Road junction.
- 4.3.20 As an agricultural field the site has limited landscape value. The proposals will introduce landscape enhancements that include new tree, hedge and shrub planting and the retention and maintenance of the former railway embankment. Together with new open space, the landscaping will be managed via a landscape management plan. The measures for landscape enhancement responds positively to the Landscape Study guidelines for Pirton Lowlands that includes the desire to protect and preserve the pattern of existing landscaping and encourage new planting to screen new development that could intrude into panoramic rural views.

4.3.21 The provision of 144 dwellings on currently open land would, inevitably, result in a change in the open character of the site. The form of development would be an improvement though on the immediately adjoining development to the north, particularly in terms of scale, design, density and landscape quality. Although physically separated from The Railway development to the north (by approximately 40 metres) the application site is closely associated with and contained by it and the adjacent footpaths, cottages and barns and new houses at Old Ramerick Manor. With the green infrastructure and open space as proposed, the proposed development would fit comfortably within this setting. The development would represent a southwards extension of Henlow however the settlement is expanding following the completion of new housing development and several permission for residential extensions having recently been granted planning permission with further planning applications pending. In particular, following the grant of planning permission for 85 dwellings construction has commenced on the Welbeck site opposite the north east corner of the LS1 site (known as 'Brunswick Gate'). This development is on a similar southerly alignment as the LS1 site and is an example of how the settlement character and form of Henlow is changing to meet local housing need.

4.3.22 Summary on character and appearance

4.3.23 There would be further expansion of Henlow as a result of this development but for the reasons set out above this would not amount to significant harm to the character and appearance of the site or the settlement as a whole. There would be no substantial harm to the landscape of the site and its surroundings or to the character of the wider Pirton Lowlands landscape character area. There would, particularly in the longer term once the landscaping proposals have been established, be no significant visual effects on the wider area. The development has been re-designed to take account of the settlement edge location and the density, form and layout is responsive to and respectful of its surroundings. Overall it is concluded that the development would not be harmful to the character and appearance of the area.

4.3.24 **Highways, access and parking matters**

4.3.25 The application proposes a single point of access / egress onto the A600 Bedford Road via a T – junction 6 metre wide access road with footpaths either side. A footway inside the application site will connect to the existing northbound footpath on the A600 into Henlow and existing footpath widened to 2m to tie in with the existing 2m wide footway south of Boundary Close. Two new bus stops are proposed on the A600 north of the access road and various traffic calming measures introduced on the carriageway (in conjunction with the approved development at Welbeck). The existing 30mph speed limit will be relocated further south and gateway features introduced to warn of a change in speed restriction. The applicant has agreed, via Section 106 Agreement to fund highway improvement/ capacity works to the Turnpike Lane / Bedford Road roundabout in Ickleford and to fund a widening of the existing footway south of the application site for approximately 1600 metres to the Holwell Road junction.

- 4.3.26 The submitted Transport Assessment includes a commitment to a residential Travel Plan and monitoring costs. The Highway Authority have advised that Data analysis within the TA together with traffic impact assessments demonstrates that the development proposals will not result in a severe impact on the local highway network, subject to the agreed mitigation works. As such, and as with the previous application, the highway authority do not raise any objections to the proposed development on highway safety grounds.
- 4.3.27 The site will be connected to footpath 001 along the southern boundary. A further link across third party land to connect with footpath 002 and west to footpath 016 is considered achievable and is shown indicatively on the submitted plan.
- 4.3.28 The site would be connected to Henlow Camp / Lower Stondon to the north via the A600. It is envisaged that the provision of an upgraded footpath link to Holwell Road to the south will be extended to reach Ickleford and Hitchin with financial contributions from the proposed emerging local plan site IC3 on the north side of Ickleford (Land off Bedford Road, dwelling estimate 150 homes).
- 4.3.29 On site car parking is provided in accordance with NHDC's parking standards and all garages within the scheme meet the minimum requirement of 7m x 3m for a single garage. Each dwelling with on-curtilage parking or a garage will be provided with electric vehicle (EV) recharging points and 10% of communal parking spaces will also be provide with EV recharging infrastructure.
- 4.3.30 It is acknowledged that representations have been received that claim that the development is unsustainable and that the occupiers of the site at LS1 will use cars for everyday needs and to access services. The submitted Transport Statement sets out the existing local services and facilities (Table 5.2). It is shown here that the majority of services and facilities in Lower Stondon and Henlow Camp can be reached on foot from the application site within 12 – 20 minutes with cycle journey times significantly less. Car journeys to these facilities would be short and the provision of footway linkages and improvements to existing footpaths and new bus stops would assist in facilitating and encouraging non-car movements to and from the site. This is consistent with policies in the new Local Transport Plan (LTP4) which seeks to achieve modal shift and improve sustainable travel provision.
- 4.3.31 The NPPF encourages new development *'to be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes'*. It is considered that with the package of transport improvements in support of the development the site will be well connected to local services and facilities to encourage sustainable transport trips. The NPPF does recognise however that *'opportunities to maximise sustainable transport solutions will vary between urban and rural areas and this should be taken into account in both plan-making and decision making'*.

4.3.32 It is also acknowledged that a number of representations have been received raising concerns over pedestrian and highway safety. The submitted TA and the response from the Highway Authority reveal no evidence that this would be the case taking into account the off-site measures to mitigate the impact of the development on road safety. Indeed, the NPPF states at paragraph 109 that *'development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'*.

4.3.33 The proposed Main Modifications to the emerging Local Plan for the LS1 site includes additional highway criteria as follows (new text in bold):

- Appropriate junction access arrangements to Bedford Road **having regard to the likely impacts of development on the A600;**
- **Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvements measures;**

4.3.34 In terms of junction access arrangements both Central Bedfordshire and Herts County Council highway authorities raised no objection to the proposed access arrangements at the pre-application stage and no objection is raised by either authority to the current application.

4.3.35 A financial contribution will be secured from the approved development on the opposite side of Bedford Road (known as the Welbeck site, (permission ref: 16/05229/OUT) towards traffic management measures on Bedford Road. This will be in addition to the traffic mitigation measures and financial contributions offered by the applicant for LS1.

4.3.36 The cumulative traffic impact issue has been addressed in section 6 of the Transport Assessment and this takes into account committed development in the area. The TA confirms that the affected junctions will operate within capacity and/ or that development proposals will not severely impact on the operation of these junctions. The Welbeck development, sites IC2, IC3 and LS1 would amount to 419 units which is below the allowance estimated for growth in the transport modelling set out in the TA. The cumulative growth factors have been used to calculate highway impact and the required mitigation measures agreed by the Highway Authority.

4.3.37 Summary on highway matters

4.3.38 The submitted Transport Assessment has been scrutinised by the Highway Authority and found to be acceptable in highway terms. The development can be integrated with Henlow Camp and Lower Stondon (and the wider footpath network) via suitable and achievable footpath connections. The developer is willing to make significant contributions towards mitigating the highway impact of the development and to ensure that there are sustainable transport options. Traffic calming proposals would improve highway safety on the A600 in the vicinity of the site. There is no evidence to suggest that the residual cumulative impact of the development in highway terms is severe and as such the development would be compliant with the Framework in this regard.

4.3.39 Impact on heritage assets

- 4.3.40 Old Ramerick Manor House is located to the east of the application site and the vehicular approach to it is along the access track from the A600 which is also public footpath 001. The Manor House is grade II* listed and dates from the 13th Century. The house has recently been refurbished following the redevelopment of farm buildings that formed part of its historic curtilage. Historic barns located to the west of the Manor House have been converted to residential use forming part of the redevelopment scheme and they are considered non-designated heritage assets (they are not curtilage listed buildings). Two modern dwellings have been added to the former farm buildings group. There is no conservation area designation around or including the Manor house or the associated former farm buildings.
- 4.3.41 The Manor house is largely screened from views from the application site and from Bedford Road to the east by the converted barns and new residential properties on the site of former agricultural buildings. The form of the Manor can be partially seen from the access track from Bedford Road which forms part of footpath 001. The application site contributes to the significance of the listed building in an agricultural context by virtue of the site forming part of the former agricultural land attached to the farmhouse. The adjacent barns are no longer in agricultural use and their functional association with the application site has been lost as a matter of fact. Nevertheless the converted barns, as mentioned above, are considered non designated heritage assets and an assessment of the impact of the development on them as well as the Grade II* listed manor house is required.
- 4.3.42 In response to the previously refused proposal for 180 dwellings, the current application shows that densities of the housing have been reduced along the southern and eastern edges of the site where the development is closest to the former farm complex and public footpath / trackway access. The height of proposed houses has been reduced and more traditional materials and vernacular form introduced to reflect the rural edge / agrarian landscape. Car parking has also been reduced along the eastern edge of the site. A wide landscape belt is proposed along the southern / eastern edge of the site including a new orchard. Landscaping as now proposed is intended to provide filtered views to and from the Manor house as opposed to more dense planting.
- 4.3.43 In responding to this application, Historic England (HE) reiterate their previous comments (on application 18/01622/FP) as follows:

'The revised submission now consulted on is for a reduced density of development across the whole site, providing a total of 144 dwellings. The design modifications would remove housing from the immediate setting of Old Ramerick, and give a landscape buffer to the approach road to the Manor and manorial group of buildings. The proposed revisions to the design would substantially reduce the impact of development on the setting of Ramerick Manor, although inevitably the rural setting of the building would be further eroded as a result of development. Such an erosion should be seen as a harm to the historic environment as defined by the NPPF. In determining this application, your authority should weigh that harm against the public benefit that might accrue as a result of the development'

- 4.3.44 The current proposal is clearly an improvement on the previous 180 unit scheme in terms of the impact on the designated asset and HE acknowledge this in their comments that *'the design would substantially reduce the impact of development on the setting of Ramerick Manor'*. It is considered that the new layout reduces the harm previously identified by the 180 dwelling scheme. The nearest part of the housing development to the Manor is now 90 metres (295 feet) in between which are the barn conversions and new dwellings recently constructed. In addition to this separation distance is the setting back of the development from the approach road to the Manor allowing uninterrupted views of the Manor group from this track. The open setting to the Manor to the north and east is retained.
- 4.3.45 The conservation of heritage assets is a core planning principle under the NPPF. Paragraph 193 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, **great weight** should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Paragraph 194 of the NPPF requires that *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification"*. If it is judged that harm would be occasioned to the significance of a designated heritage asset, depending on whether this is substantial or less than substantial, will determine whether the aims of Paragraph 195 or 196 respectively should be applied. Paragraph 197 also requires the significance of a non-designated heritage asset to be taken into account.
- 4.3.46 The Council's attention has been drawn to the recent case of *Steer vs SoS for Communities and Local Government and Ors* ([2017] EWHC 1456 (Admin)). This is a decision made by the High Court in July 2017 that considers the interpretation of 'setting'. This case relates to a proposed development where it was deemed that harm would be caused to the setting of the grade I listed Kedleston Hall (hereinafter "the Hall"), grade I listed Kedleston Hall Registered Park and Garden (hereinafter "the Park"), and the Kedleston Conservation Area, as well as Kedleston Hotel and Quarndon Conservation Area. Whilst Old Ramerick Manor and Kedleston Hall are both designated heritage assets of high significance within a rural setting, this is where the similarity between the current proposal and the High Court judgement stops in that there are no other designated heritage assets to consider in the current proposal. Notwithstanding that, the Kedleston case provides a useful and rigorous 'framework' when assessing the current scheme.

4.3.47 The setting of a heritage asset and its significance are defined as follows:

“Setting of a heritage asset: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

“Significance (for heritage policy): *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

4.3.48 The High Court case refers to Historic England’s publication: *The Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning: 3*. Although HE’s ‘Good Practice Advice’ does not constitute a statement of government policy. It is intended to provide information on good practice in implementing historic environment policy in the NPPF and PPG. Paragraph 9 provides:

“Setting and the significance of heritage assets
Setting is not a heritage asset Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset’s surroundings.”

4.3.49 Under the heading “A staged approach to proportionate decision-taking”, a five stage approach is recommended: Step 1: identify which heritage assets and their settings are affected; Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s); Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance; Step 4: explore the way to maximise enhancement and avoid or minimise harm; Step 5: make and document the decision and monitor outcomes. There is a degree of overlap between these stages.

4.3.50 Each of these steps is then considered in more detail. Paragraph 13 provides guidance on Step 1:

“Step 1: identifying the heritage assets affected and their settings.

The starting point of the analysis is to identify those heritage assets to be affected by the development proposal. For this purpose, if the development is capable of affecting the contribution of a heritage asset’s setting to its significance, it can be considered as falling within the asset’s setting.”

Paragraphs 18 to 21 provide guidance on **Step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)**. Paragraph 18 states:

“18. The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and/or nature of that contribution. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset including its relationship with other heritage assets*
- the way the asset is appreciated, and*
- the asset’s associations and patterns of use.”*

Paragraph 19 refers to a non-exhaustive check-list of potential attributes of a setting that it may be appropriate to consider in order to define its contribution to the asset’s heritage and significance.

- 4.3.51 The application site remains in its historic agricultural use and it is noted that the manor dates back to the C13 and was conveyed to St John’s College, Cambridge, in 1520 -1 by Anthony Wroughton and, after a brief period of dispute, remained in the College’s ownership until 2014 (4.2 of Heritage Statement).
- 4.3.52 At 4.5 of the HS it states that in the mid-18th century, the manor was surveyed as part of Dury Andrews’s ‘Map of Hertfordshire’, published in 1766. The farm is shown as a complex of buildings, with the manor house identifiable as a L-shape building with the eastern cross wing. It sits within a farmstead with outbuildings to the north and west. A track from what is now Bedford Road would appear to be the main access, however, there are two treelined avenues from the southwest leading to the complex.
- 4.3.53 It is understood that the land has not been farmed by the occupants of Old Ramerick Manor for some years and that the land was, until recently, farmed by K Parrish & Son – a third generation family run farm, first established in 1932. Furthermore, in the C18 and C19, this agricultural land was traversed by the old railway line from Bedford to Hitchin. This can be seen by virtue of the embankment within the middle of the site area and Historic England has stated that this is an important feature in its own right. The raised profile of the railway embankment together with the vegetation, interrupt views eastwards from Bedford Road to the manor where they would be seen across this feature. The 1901 OS extract clearly shows this branch line but it is acknowledged that other than the embankment, the route of the railway line is no longer evident through the remainder of the site. According to the submitted HS, by 1960, The Manor remained largely isolated and by this time the railway was disused and had been partially dismantled.

- 4.3.54 At 4.26 of the HS it says that *“As well as a visual connection, the land is presumed to have formed part of the farmland attached to the farmstead and therefore shares a functional and historic associative relationship with the manor”*. The above, however, indicates that the historic associative relationship between the land and Old Ramerick Manor had become fragmented in recent decades. Notwithstanding this, Old Ramerick Manor has evidently been of high status throughout its history, having originated as a moated medieval hall house before its adaptation to a high status farmhouse by the early C17 and then major refronting in the early C18. As such, it has been an important holding within the local area. In addition to which, its farmstead use over the past centuries contributes to the rich agricultural history of the site.
- 4.3.55 The experience of the approach from the trackway is agricultural in character, although noting that the existing development on the southern edge of Lower Stondon is visible. Nevertheless, the informal approach along the trackway together with the open agricultural land to either side does lend it an agricultural character that allows an interpretation and understanding of the former use of the farmstead complex and its position located away from the main road within its surrounding farmland. In terms of the historic relationship between Old Ramerick Manor and its surrounding landscape, the site previously formed part of an estate which would have been managed historically as an economic and social entity. Thus, the preservation of this site in its historic form as agricultural land associated with the Old Ramerick estate would contribute materially to the significance of this highly graded designated heritage asset which is in part derived from its setting.
- 4.3.56 A view may be that no amount of mitigation measures could realistically offset the harm that would be caused by the transformation of agricultural land to housing and as such the principle of development in this location may be called into question. The High Court case highlights the fact that the physical and visual connection between the agricultural land and The Manor should not be determinative and having considered the site beyond purely the visual, there would still be harm occasioned to the asset’s significance derived from the impact of this amount of development within its setting.
- 4.3.57 The Manor is grade II* and therefore an asset of the highest significance and whilst The Manor’s rural setting is not a heritage asset in its own right, it is acknowledged that this setting does make a positive contribution to the asset’s significance. The submitted Heritage statement considers in some detail the contribution made by the designated asset, through paragraphs 4.23 – 4.33 and acknowledges the functional and historic associative relationship of the application site to Old Ramerick Manor (paragraphs 4.25 – 4.26). It assesses the impact of the proposed development through the loss of the associated open space beyond the non-designated assets to the west and how this will change the setting of the Manor. The HS addresses the agricultural character of the setting and the contribution that this makes to the significance of the asset. The functional and historical relationship is assessed. The HS also assesses the wider

setting of the asset to the north south and east and how the landscape features proposed will help to mitigate the change to the setting to the west. I consider that the potential impacts on the setting of the designated asset has been properly assessed and justified in the HS.

- 4.3.58 Concern has been raised at the 'proposed tree belt' adjacent to the eastern boundary of the site and the implications this planting has in terms of the setting of the Manor and the farm complex. The concern is misguided as the planting here is shown clearly on the submitted landscape plan (drawing CSA/3739/107) as consisting of fruit trees within a wildflower meadow resulting in filtered views through to and from the application site as opposed to a dense tree belt. Even so, the concern does not take account of or acknowledge the existing substantial trees and other landscaping immediately to the north west of the Manor and farm complex which have formed part of the setting of the group for many years.
- 4.3.59 With regards to the impact of the proposed attenuation pond on the setting of the asset it is noted that the County Council's Historic Environment Advisor has some concerns with regard to lack of evaluation of this area and therefore has requested further archaeological monitoring of groundworks associated with the pond. However these works are not required pre-determination of the application. The attenuation pond is proposed to be over 70 m distance from the Manor and beyond a tree belt and intervening public footpath. No structures are proposed in association with the pond. Given this context it is considered that the attenuation pond will have limited impact on the significance of the designated asset.
- 4.3.60 Taking all these factors into account and the need to look beyond the visual connections toward other environmental factors, thus endorsing J Lang's interpretation of 'setting', it is considered the overall effect of the proposal on the designated and non-designated heritage assets, including the converted barns, would fall within the 'less than substantial' category for the purposes of paragraph 196 and 197 of the NPPF.
- 4.3.61 Summary of heritage impact
- 4.3.62 Paragraph 193 of the NPPF states that when considering harm to the significance of a designated heritage asset great weight should be given to the asset's conservation and that such weight increases the more important the asset. In this case, a balanced judgement is required between the conservation of the asset and the public benefits that result from the proposal and these are set out in the planning balance below.
- 4.3.63 The recent case of *Steer vs SoS for Communities and Local Government and Ors* ([2017] EWHC 1456 (Admin)) is relevant even though the factors relating to that case are different to those under consideration here. An attempt has been made to assess this proposal in line with Mrs Justice Lang DBE's interpretation of 'setting' and taking into account a range of both visual and non-visual attributes which are capable of contributing to the significance of Old Ramerick Manor, it is concluded that the application site contributes to the significance of Old Ramerick Manor. Most significantly,

the land provides the agricultural setting to Old Ramerick Manor, however, it is also noted that this land is no longer farmed by the occupant of Old Ramerick Manor.

4.3.64 In addition, it is noted that the application site was traversed by a branch railway (evidence of which is to be retained within the development) during C19 and C20 leading to a fragmentation of the agricultural land in its more recent history. Finally, Old Ramerick Manor is also on the far side (north-east) as opposed to the near side (south-west) of a range of converted barns (non-designated heritage assets) as seen from Bedford Road, therefore, the manor house is largely screened from views from the application site and from Bedford Road to the east by the converted barns and new residential properties on the site of former agricultural buildings. It is considered the overall effect of the proposal on the heritage asset would fall within the 'less than substantial' category for the purposes of paragraph 196 of the NPPF. However, it is considered that the public benefits of this proposal are significant to outweigh the limited harm to the designated heritage assets that have been identified. For clarity the public benefits are considered as follows:

- The site will significantly assist in addressing the Council's housing shortfall
- 57 affordable homes would be secured
- Benefits to the local economy from construction and on-going expenditure in local shops and services
- Improved connections to public footpaths and upgrading of public footpath south towards Holwell
- Upgraded bus stops and traffic calming measures on the A600

4.3.65 **Environmental considerations**

4.3.66 Drainage and flooding

The submitted Flood Risk Assessment confirms that although the site falls mainly within Flood Zone 1, the watercourse running along the northern boundary of the site lies within Flood Zone 2 and 3. However there is no development proposed within this area. The FRA advises that a drainage strategy, incorporating SUDs attenuation features, has been devised for the site following hydraulic modelling to ensure that the site can be adequately drained. The SUDs drainage system will be maintained by a management company. Foul drainage will be connected to the public sewer network north of the site in accordance with a Section 98 agreement with Anglian Water. A maintenance / access zone is to be maintained along the northern boundary for future water course maintenance operations.

The Lead Local Flood Authority, the Environment Agency and Anglian Water raise no objections to this development proposal subject to conditions. The FRA advises that the development will not result in flood risk elsewhere and it proposed to adopt a sustainable urban drainage system to manage surface water run-off from the development. It is acknowledged that separate licensing agreements will be necessary from the River Ivel Drainage Board – this will be a matter for the applicant to address.

4.3.67 Some concerns are expressed that development is within Flood Zones 2 and 3. This is addressed in paragraph 4.2 and appendix F of the submitted FRA. Appendix F provides the results of detailed hydraulic modelling which accurately identify the flood zones on site. The results of the study show that taking into account of the 1 in 1,000 year event plus climate change allowance that water remains contained within the banks of the watercourse which runs along the northern edge of the site and as such the site to the south of the watercourse falls within flood zone 1 (lowest risk from flooding).

In the light of these measures and the responses received from the relevant statutory consultees it is considered that the proposals comply with the advice in Section 14 of the Framework in terms of managing flood risk.

4.3.68 Ecology

The application site does not contain any specific wildlife / habitat designations. The majority of the application site is arable and with little ecological value however the field margins and the grassland, railway embankment, watercourse and ponds to the north all have potential habitat conservation issues. The Council's ecological advisors have previously not objected to the proposals on nature conservation grounds however due to the potential impact on farmland birds have suggested alternative off-site mitigation measures. The applicant has agreed to fund an ecological enhancement project in the parish to off-set the potential impact. This solution would be consistent with the principle adopted in paragraph 175 of the NPPF. Overall it is considered that the proposals will not result in any adverse ecological impacts and will potentially lead to biodiversity enhancements with the establishment and managed of the landscaped areas and public open space.

4.3.69 Archaeology

On site archaeological investigations have been completed and an archaeological evaluation report published. Hertfordshire County Council's Historic Environment officer has noted that the majority of the site has been sufficiently evaluated to establish that no significant archaeological features are present. Some concerns remain regarding the extent of the attenuation areas and the potential for archaeology in these areas therefore a further Written Scheme of Investigation (WSI) is required by planning condition should permission be granted.

4.3.70 Noise

The main source of noise affecting the site is the A600 Bedford Road. The acoustic assessment accompanying the application advises that external amenity areas on the site will not be exposed to excessive levels of road traffic noise. The dwellings which face the A600 Bedford Road can achieve acceptable internal noise levels with the use of acoustically upgraded glazing and ventilation incorporated into dwelling design. The Council's Environmental Health officer raises no objections subject to a condition requiring compliance with the recommendations in the acoustic report.

4.3.71 Living conditions

Concern has been raised from residents living nearby to the proposed development with regard to loss of privacy, overshadowing and loss of light. The nearest residents to the north of the site in The Railway are some 40 metres distant from the nearest proposed dwellings and are located on higher ground and are therefore unlikely to be affected.

Residents in Ramerick Cottages and Ickleford Cottages are closer however these dwellings have large established gardens that provide adequate separation distance. Residents in the converted barns and new build properties close to Old Ramerick Manor are similarly well separated from the new development (by at least 45 metres including the intervening public footpath and landscaping). The detached triple garage block associated with the barns provides additional buffering from the development. The levels difference between the Old Ramerick barns and the boundary of the site is not significant and the proposed orchard planting will mature to provide filtered views over time.

In terms of the direct impact of the proposed planting on daylight and sunlight on the converted barns regard has to be had to the dual aspect of the barns which have private gardens to the east, the distance of the barns from the planting (35 metres), the westerly orientation of the planting and the long term height of the fruit trees proposed (between 2 – 7m). All of these factors combine in my opinion to conclude that the living conditions of existing residents would not be significantly affected.

Summary on environmental impact

No technical objections are raised to this development by the relevant statutory consultees and the layout of the development would not prejudice the living conditions of existing residents. The Environmental harm arising from this development is not considered to be significant particularly when taking into account mitigation measures proposed.

4.3.72 Sustainability

4.3.73 To achieve sustainable development the economic, social and environmental objectives set out in Section 2 of the Framework must be met.

4.3.74 In terms of the economic objective the development will provide homes that will support economic growth, innovation and productivity in a location close to employment sites and employment opportunities further away through the nearby transport network. The construction of the development and on-going maintenance of it will result in construction jobs and employment in the service sector. The development will result in increased expenditure for local goods and services, boosting the local economy and helping to sustain the vitality and viability of local shops and services. Increased Council tax revenue will help to maintain public services.

4.3.75 In terms of the social objective, a number of community benefits will accrue from this development. Firstly, it will provide valuable housing, including a high percentage of affordable housing that meets local housing need, in a district that is suffering from a lack of housing supply. A range of house types and tenures will assist in meeting this need. The proposal will boost the supply of housing in the district in accordance with Section 5 of the Framework ('Delivering a sufficient supply of homes'). Secondly, the site will deliver housing in a high quality residential environment featuring a large amount of public open space and ready access to a network of public footpaths. The development would be well connected to the existing community of Lower Stondon and Henlow Camp and by public transport to larger towns. As such the development will provide access to the social, recreational and cultural facilities and services that the community needs. The

proposal will achieve a well-designed sense of place and make effective use of land. The development will be in accordance with sections 8, 11 and 12 of the Framework.

4.3.76 In terms of the environmental objective it has been concluded above that this revised development will not be harmful to the character and appearance of the locality. The visual effect of this development has been evaluated as not having an adverse impact on the Pirton Lowlands landscape character area which is identified as being of low overall landscape value. The loss of high grade agricultural land is necessary to achieve the District's housing need which cannot be met within existing urban areas. Even so, the site is part of a wider agricultural landscape within which arable farming is the predominant land use and therefore the magnitude of the loss is considered proportionately acceptable. The impact on heritage assets is considered less than substantial and the harm outweighed by the public benefits. The site has limited ecological interest and there is potential for a net increase to biodiversity through additional landscaping in accordance with Section 15 of the Framework. The site is not isolated in terms of transport with the site accessible by public transport and local services can be reached on foot and by cycling in accordance with Local Transport Plan objectives and Section 9 of the Framework.

4.3.77 Summary on sustainability

Overall, it is considered that the proposals have the potential to create a sustainable form of development that complies with national and local planning policy and guidance.

4.3.78 Planning **Obligations**

4.3.79 In considering Planning obligations in relation to this development the Framework (paragraph 56) advises that:

Planning obligations should only be sought where they meet all of the following tests:

- *necessary to make the development acceptable in planning terms;*
- *directly related to the development; and*
- *fairly and reasonably related in scale and kind to the development.*

The Community Infrastructure Regulations 2010 (regulation 122) coincides with the above requirements of the Framework.

In discussions on the previous application now at appeal the LPA has held detailed negotiations with the applicant and agreement has been reached on the required Heads of Terms and financial contributions including Education contributions and where such contributions should be spent. The applicants have committed to the following list of S106 matters as set out below and a draft Section 106 document is in circulation between the relevant parties that would be signatories to the Agreement:

Element	Detail and Justification	Secured by condition or Section 106	Status
Affordable Housing	<p>On site provision of 57 affordable dwellings based on 65% rented tenure (units of mixed size) and 35% intermediate tenure (units of mixed size)</p> <p>NHDC Planning Obligations Supplementary Planning Document</p> <p>Submission Local Plan Policy HS2 'Affordable Housing'</p>	S106 obligation	Agreed by applicant
Primary Education educations	<p>Contribution of £1,918,226 based on a 0.44 FE (Form of Entry) primary pupil yield arising from the site . Contribution to be spent on expansion of Derwent Lower School in Henlow Camp following agreement between Hertfordshire County Council and Central Bedfordshire Council education authorities.</p> <p>Policy SP7 'Infrastructure requirements and developer contributions'</p> <p>Planning Obligations SPD</p>	S106 obligation	Agreed by applicant
Secondary Education contributions	<p>Full contribution based on Table 2 of the HCC Toolkit index linked to PUBSEC 175. To be used towards the expansion of The Priory School, Hitchin Approx amount before index linking : £371,931.00</p> <p>Policy SP7 'Infrastructure requirements and developer contributions'</p> <p>Planning Obligations SPD and HCC</p>	S106 obligation	Agreed by applicant

	Toolkit		
Library Services	<p>Full contribution based on Table 2 of the HCC Toolkit index linked to PUBSEC 175. To be used towards the development of a CreatorSpace and reconfiguring of floorspace at Hitchin library. Approx. contribution: £25,999.00</p> <p>Policy SP7 'Infrastructure requirements and developer contributions'</p> <p>Policy 51 of the North Hertfordshire District Local Plan No. 2 with Alterations. Planning Obligations SPD and HCC Toolkit</p>	S106 obligation	Agreed by applicant
Youth Services	<p>Contribution calculated on the basis of a payment per dwelling towards providing additional capacity at the training kitchen based at Nightingale House in Hitchin.</p> <p>Amount before index linking : £7,024.00</p> <p>Policy SP7 'Infrastructure requirements and developer contributions'</p>	S106 obligation	Agreed by applicant
Health Services	<p>Contribution towards GP Core Services (expansion of Lower Stondon Surgery): £117,346.22</p> <p>Possible contribution towards Community and Mental Health Services (£35,208.00)</p> <p>Policy SP7 'Infrastructure requirements and developer</p>	<p>S106 Obligation</p> <p>S106 Obligation</p>	<p>Agreed by applicant</p> <p>To be confirmed</p>

	contributions'		
Sustainable Transport contributions	<p>Full contribution based on NHDC Planning Obligations SPD.</p> <p>To be spent on:</p> <p>1)Upgrading roundabout on A600 / Turnpike Lane junction at Ickleford Amount before index linking: £60,000</p> <p>2) Widening of existing footway to footway/ cycleway on east side of A600 south of the site for a length of approximately 1600 metres to junction with Holwell Road. Amount before index linking: £202,000</p> <p>3) Travel Plan contribution to HCC to cover assessment and monitoring costs: Amount before index linking £6,000</p> <p>Policy SP7 'Infrastructure requirements and developer contributions'</p> <p>Local Transport Plan (LTP4)</p>	S106 obligation	Agreed by applicant
St. Katherine's Church, Ickleford	<p>St. Katherine's Church Room-for-all community project. An extension to the grade I listed building for community use.</p> <p>Contribution £10,000</p> <p>North Hertfordshire Partnership Sustainable Community Strategy</p>	S106 obligation	Agreed by applicant

	2009 - 2021		
Ickleford Parish Council community sports	Playground equipment: £20,000 Ickleford Sports Club Facilities and Equipment: £20,000	S106 obligation	Agreed by applicant
NHDC Waste Collection & Recycling	Full contribution based on NHDC Planning Obligations SPD. Amount total before index linking: £8,919 Policy SP7 'Infrastructure requirements and developer contributions' Planning Obligations SPD	S106 obligation	Agreed by applicant
Central Bedfordshire Council Rights of Way Unit – public access improvement	Access improvement projects: - Dedication of approximately 30 metres length of public footpath to link the north-east corner of the site to Henlow Public Footpath No. 16. Requires compensation to landowner: £3,500	S106 obligation	Agreed by applicant
Ecological off-site compensation scheme	Contribution towards restoration of lagoon and reedbed, Burymead Springs, Ickleford Contribution : £10,000	S106 obligation	Agreed by applicant
Open space/Landscape buffer management and maintenance arrangements	Private management company to secure the provision and long term maintenance of the open space/landscape buffer and any SuDs infrastructure Policy SP7 'Infrastructure requirements and developer contributions'	S106 obligation	Agreed by applicant

Fire Hydrants	Provision within the site in accordance with standard wording Policy SP7 'Infrastructure requirements and developer contributions'	S106 obligation	Agreed by applicant
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4.3.79 Whilst the applicant has agreed to the education contributions negotiations have been held between the education authorities at Herts County Council and Central Bedfordshire Council to determine the most suitable schools to receive the contribution. In terms of the main part of the contribution (primary education) agreement has been reached that the funding should go to capacity improvements at the nearby Derwent School in Henlow within Central Bedfordshire. This is consistent with the Memorandum of Understanding signed between the two authorities to recognise cross-boundary impacts on services and infrastructure and to agree to work together to deliver the services and infrastructure required to support development. The distribution between the two Local Authorities of Section 106 contributions and proposed infrastructure improvement projects also reflects the specific circumstances of the site and the major transport corridor on which the site is located together with the proximity of nearby settlements in both local authority districts.

4.3.80 Having had regard to paragraph 56 of the Framework and the guidance set out in the Community Infrastructure Levy Regulations 2010 I conclude that the proposed planning obligations comply with Regulation 122 and 123 of the CIL Regulations and the tests at paragraph 56 of the Framework.

4.3.81 Planning balance and conclusion

4.2.82 Site LS1 is a housing allocation in the EML which is at an advanced stage. Its development will make a significant contribution towards the Council's planned supply of housing land. At present the Council does not have up-to-date housing policies in its adopted local plan and cannot demonstrate a five year deliverable supply of housing land. Further, the site will make a valuable and much need contribution to the supply of affordable housing in the district. These benefits are considered to have considerable weight in the planning balance.

4.3.83 The development will have an impact on designated and non-designated heritage assets. It has been demonstrated above however the development would not have a direct adverse effect on the historic building at Old Ramerick Manor. Historic England consider that this revised scheme '*would substantially reduce the impact of development on the setting of Ramerick Manor..*' although they consider that the rural setting of the building would be further eroded. It is acknowledged above that the wider rural setting of the Manor will be further diminished by the development however there is no functional association with the surrounding farmland and the setting has been further eroded by the residential conversion of the adjacent barns and new build housing on the site of previous farmyard buildings which formed part of the Manorial group. Views of the Manor house are limited on approaches to it along the access track and from large parts of the application site. It has been concluded above that the development will lead to less than substantial harm to heritage assets. This harm should be given moderate weight in the planning balance.

4.3.84 The site is located in a relatively sustainable location immediately adjacent to the combined settlements of Lower Stondon and Henlow Camp designated as a large village and minor service centre within which there is a range of shops and community services. The site is not a town centre location and cannot be regarded as highly accessible. The NPPF does however advise in paragraph 103 that opportunities to

maximise sustainable transport solutions will vary between urban and rural areas and therefore this should be taken into account in decision making. Given the range of facilities in Lower Stondon / Henlow and the proposed transport infrastructure improvements any environmental harm in terms of accessibility has limited weight.

4.3.85 The application site is not in the Green Belt and does not fall within a protected landscape and the landscape value of the area is considered low. The site is immediately adjacent the built up edge of Henlow Camp and contained by the A600 Bedford Road, public footpaths and cottages along the access track to Old Ramerick Manor. In view of amendments to the scheme to reduce visual and landscape impact it is considered that limited weight must be attached to landscape harm.

4.3.86 It is acknowledged that the development will have some impact on the setting of the heritage assets (including non-designated heritage assets) and that there will be a level of car dependency that may not be the case with an urban development site. Balanced against this are the significant social and economic benefits of additional housing (including affordable housing) and the benefit to the local economy in the short term through construction and in the longer term through expenditure in the local economy and service sector once the development is operational. The planning obligations offered will help to offset the harm to local infrastructure.

4.3.87 Overall I consider that the application proposals would amount to sustainable development and would be in accordance with the Framework as a whole and in accordance with the site specific criteria set out in the EML for housing allocation LS1. I conclude that the balance is in favour of granting planning permission.

4.3.88 Overall summary

4.3.89 Application ref: 19/01758/1 is an identical application to the previously submitted application (18/01622/FP) which is now the subject of an appeal against non-determination.

4.3.90 The NHDC Planning Control Committee resolved, at its meeting on 18th July 2019, that, had it been determining application ref: 18/01622/FP, it would have granted planning permission for that development subject to a satisfactory Section 106 being signed and planning conditions. Furthermore, the Committee resolved not to contest the appeal against non-determination at the forthcoming Public Inquiry scheduled to commence on 15th October 2019.

4.3.91 At the NHDC Planning Control Committee on 18th July 2019 the Members attention was drawn, via a verbal update, to the Emerging Local Plan Inspector's letter dated 9th July 2019 which set out a number of issues that require examination through further hearing sessions that would have implications for the local plan timetable. Members were

advised that with the potential delay in the adoption of the emerging local plan the unfavourable position of the Council in terms of maintaining a five year supply of deliverable housing sites as required by National Planning Policy Framework becomes even more acute. This situation adds even more weight to the argument that the Council should maintain the delivery of its housing strategy and approve development without delay in sustainable locations particularly on those allocated and planned housing sites that are not in the Green Belt such as the LS1 site.

- 4.3.92 The Committee will note that with this duplicate application to 18/01622/FP there are still no objections to this proposed development from the statutory consultees on technical matters such as highway safety, flood risk and drainage, noise, contamination, air quality, ecology, landscaping and archaeology.
- 4.3.93 In the light of the above and particularly in view of the Committee's unequivocal support for this development at its meeting in July 2019 on an identical proposal, together with the fact that there are no other material changes that would warrant a different conclusion being reached, the Committee are recommended to agree the recommendation as set out.

Alternative Options

None applicable

Pre-Commencement Conditions

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

5.0 Legal Implications

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

6.0 Recommendation

- 6.1 That planning permission be **GRANTED** subject to the following:
- (A) The completion of a satisfactory legal agreement and the applicant agreeing to extend the statutory period in order to complete the agreement if required. If no such agreement is signed between the relevant parties then authorisation is hereby granted under delegated authority for officers to refuse planning permission on the grounds of a lack of a satisfactory legal agreement necessary to mitigate the effects of the development.

(B) The following conditions and informatives:

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 part of the development shall be occupied until the proposed works shown on 'in-principle' I Transport drawing ITB12014-GA-101 revision E and Drawing: P18-0685_01 SHEET NO: REV: M; on the A600 are completed to satisfaction of the Highway Authority.

Reason: To ensure that the impact of development traffic on the local road network is minimised.

4. No part of the development shall be occupied until the proposed principal access road is provided as defined on I Transport drawing ITB12014-GA-101 revision E and Drawing: P18-0685_01 SHEET NO: REV: M; 6.0 metres wide for at least the first 100 metres thereafter the access roads shall be provided 5.0 metres wide to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction.

Reason: In the interests of highway safety, amenity and free and safe flow of Traffic

5. No development shall commence until full details have been submitted to and approved in writing by the Local Planning Authority in relation to the proposed arrangements for future management and maintenance of the proposed streets within the development. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard

6. Prior to the commencement of the development, a Construction Management Plan/Method Statement 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/Statement.

The Construction Management Plan/Method statement shall address the following matters

- (i) Details of a construction phasing programme (including any pre-construction or enabling works);
- (ii) Hours of construction operations including times of deliveries and removal of waste;
- (iii) Site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas;
- (iv) Access and protection arrangements around the site for pedestrians, cyclists and other highway users;
- (v) Details of provisions for temporary car parking during construction;
- (vi) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- (vii) Screening and hoarding details;
- (viii) End of day tidying procedures;
- (ix) Construction and storage compounds (including areas designated for car parking);
- (x) Siting and details of wheel washing facilities;
- (xi) Cleaning of site entrances, site access roads and the adjacent public highway and;
- (xii) Disposal of surplus materials.

Reason: To minimise the impact of construction vehicles and to maintain the amenity of the local area

7. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment carried out by RCP reference LAD/BNL/E4483/16718 dated June 2018 and following mitigation measures;

1. Limiting the surface water run-off to a maximum of 13.4l/s generated by the 1 in 100 year + climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. The following rates should be provided as maximum for each development area;

- Detention basin 1: 5.0l/s
- Detention basin 2: 7.9l/s

2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.

3. Undertake drainage strategy to include to the use attenuation basin as indicated on drawings BNL-E4483-014E and BNL-E4483-013F

Reason: To reduce the risk of flooding to the proposed development and future occupants

8. No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The scheme shall also include;

1. Detailed design of the drainage scheme including detailed engineered drawings of the proposed SuDS features including their, location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding discharge and volume calculations/modelling. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

2. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features reducing the requirement for any underground storage.

3. Silt traps for protection for any residual tanked elements.

4. Identification of any informal flooding areas and exceedance routes.

5. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be carried out in accordance with the approved details

Reason: To reduce the risk of flooding to the proposed development and future occupants

9. Upon completion of the drainage works a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include;

1. Provision of complete set of as built drawings for the site drainage

2. Maintenance and operational activities

3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

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

10. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording

2. The programme for post investigation assessment

3. Provision to be made for analysis of the site investigation and recording

4. Provision to be made for publication and dissemination of the analysis and records of the site investigation

5. Provision to be made for archive deposition of the analysis and records of

the site investigation

6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation. The development shall take place in accordance with the approved Written Scheme of Investigation.

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

10. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis and publication where appropriate.

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

11. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis and publication where appropriate.

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

12. The development hereby permitted shall be carried out in accordance with the noise mitigation measures detailed in section 4 and appendix 5 of the Cass Allen Associates report reference RP01-17634 Revision 1 dated 15th June 2018 (Acoustic Assessment- Land to the east of Bedford Road, Ickleford) relating to glazing, ventilation and acoustic fencing specifications. The development shall not be occupied until the approved scheme is fully implemented in accordance with the details provided. Once implemented, the scheme of measures shall be maintained in accordance with the details in perpetuity.

Reason: To protect the residential amenities of future occupiers of the development

13. No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the agreed foul water strategy unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding

14. Prior to occupation, each of the residential houses with a garage or alternative dedicated car parking space shall incorporate an Electric Vehicle (EV) ready domestic charging point.

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

15. Prior to occupation, the development shall include provision for 10% of the car parking spaces in the parking courtyards to be designated for plug-in Electric Vehicles (EV) and served by EV Charging Points.

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

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

Reason: In the interests of biodiversity and local amenity

17. Prior to the occupation of any part of the development details of a residential travel plan shall be submitted to and approved in writing by the Local Planning Authority. Measures within the approved travel plan shall be implemented in full within an agreed timetable set out in the plan, unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of promoting sustainable transport and minimising the impact on local air quality

18. No development shall take place until a Construction Traffic Management Plan, which includes specified routes for HGV construction phase traffic and how emissions from construction vehicles can be reasonably minimised, is submitted to and approved in writing by the Local Planning Authority

Reason: To ensure the construction work traffic has no, or a minimal, impact on existing levels of air pollution within established Air Quality Management Areas within North Hertfordshire

19. Prior to the commencement of the relevant phase of the development hereby approved, full details of the pumping station and sub-station buildings and enclosures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that development is implemented as approved.

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.