

DEVELOPMENT MANAGEMENT COMMITTEE – 8 MARCH 2023

Application Number	3/21/0498/FUL
Proposal	Barn 1 - office accommodation, and 6 units of overnight accommodation (with 14 beds in total) for staff, volunteers and students working on the farm site (class E(g); Barn 2 - 12 self-contained holiday lodges, outbuilding for shower and laundry facilities (class C3 but occupation restricted to short stays only); Barn 3 - 3 retail/workshops (class E(a) / E(g)); Barn 4 - learning and meeting/events space with kitchen and two offices at first floor (Class F.1(a) / F.2(b) and Class E(g)); erection of 3 dwellings (class C3); widening of access and footpath and associated car parking provision.
Location	Church Farm, Moor Green Road, Ardeley, Stevenage Hertfordshire, SG2 7AH
Parish	Ardeley
Ward	Walkern

Date of Registration of Application	4 th March 2021
Target Determination Date	3 rd June 2021
Reason for Committee Report	Major application
Case Officer	Steve Fraser-Lim

RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

1.0 Summary of Proposal and Main Issues

1.1 The application proposals seek to redevelop and enhance the site to accommodate a mix of uses, to accommodate existing businesses on site in premises more fit for purpose, and to benefit the local community as well as supporting the farms charitable and community ambitions in the longer term. The applicants have stated

in their submission that some residential dwellings are proposed to support the financial viability of the development and deliverability of less profitable educational and community type uses.

- 1.2 Demolition of existing buildings is proposed. Existing buildings and their uses are as follows:

Building	use	floorspace
Central Complex under and around the Atcost Barn	Offices and ancillary buildings occupied by Motivaction and Rural Care, Vodka distillery office/store, Craft workshops, beauty salon, showers, toilets etc (mix of class E(a) and E(g)).	1033sq.m (11123sq ft)
Storage Buildings on South West part of site	Storage, offices and workshop spaces (mix of ancillary agricultural, class E(a) and E(g)).	843sq.m (9072 sq. ft)
Storage containers/structures on South East part of site	Ancillary agricultural use	456sq.m (4912sq.ft)
Buildings to North West of site	Repair garage/workshop, events/meeting room, toilet block, washing room and storage (class E(g)).	470sq.m (5062sq.ft)
Residential Mobile Homes (x6) and accommodation in Home Wood	Accommodation ancillary to agricultural use	358sq.m (3852sq.ft)
Rural Care Area to North East of Site (Storage)	Class E(g)	74sq.m (800sq. ft)
Hudsons Stoves (wood burning stoves retail)	Class E(a)	80sq.m (864sq.ft)

Total		3314sqm (35,685 sq. ft)
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- 1.3 Following demolition the erection of a series of four new barn style buildings comprising a mix of uses, three new residential dwellings and 78 car parking spaces. The proposed buildings / uses and their size are set out below:

Building	Use	Floorspace
Barn 1 (north)	Ground Floor: Main reception area; staff room; toilets and 2 x staff/student rooms First Floor: 2 x self-contained staff/student rooms (ancillary agricultural use)	319sq.m/ 3434sq.ft
Barn 1 (south)	Ground Floor: Offices for Rural Care, Motivaction and community use First Floor: 2 x staff/student units Roofspace: 4 x staff/student units (Class E(g) and ancillary accommodation)	593sqm/ 6383sq.ft
Barn 2	Holiday accommodation: 12 x self-contained holiday lets (Class C3 but occupation restricted to less than 30 days)	744sq.m/ 8008sq.ft
Barn 2 Toilet/Shower Block	Showers/toilets and laundry/washing up facilities for campers; linen storage above for Holiday	139sq.m/ 1479sq.ft

	lets (ancillary to agricultural / C3 use)	
Barn 3	3x retail / workshops (class E(a) / E(g))	204sq.m/ 2196sq.ft
Barn 4	Ground Floor: Rural Care, Education, Meeting Room and Learning Centre First Floor: Classroom/Office/Meeting room and toilets (class E(g))	411 sq.m/ 4424sq.ft
Buildings 1-3	3x3-bed family houses (class C3)	384sq.m/4133sq.ft
	Total new floorspace	2794sq.m / 30074sq.ft

- 1.4 During the application, and as requested by Officers the number of proposed residential units has been reduced from 6 to 3 with associated additional landscaped boundary treatment around these dwellings, changes to car parking layout at the entrance to the site to introduce greater landscaping breaks, and greater levels of tree planting across the site.
- 1.5 The main issues are: the principle of a development of this type and scale within the sites small village setting; the appropriateness of the proposed uses; design and landscape; transport; biodiversity / ecology, sustainability, amenity, and are considered in section 4 of this report.

2.0 Site and Surroundings

- 2.1 The farmyard area which comprises the application site is located within the village of Ardeley, which is located in the rural area beyond

the green belt within the East Herts District Plan 2018. The wider farm area (not included within the application red line area) is 170 acres in size, and is operated by a not for profit, community interest company and is accessible to members of the public. Livestock is accommodated in a large field, with other fields used for fruit and vegetable growing, and with pond and wild seeded areas to support biodiversity.

- 2.2 The main entrance to the farm comprises a vehicle access with adjacent farm shop and café with outdoor seating area (the shop and café are excluded from the red line area and will not be changed by the application proposals). The hard surfaced farmyard area within the application area accommodates several single storey buildings (3314sqm in floorspace), used for a range of office and commercial uses, and associated car parking. Some of buildings accommodate Motivaction, an events management company and Rural Care, which provides training and work-related experience for people with learning disabilities and/or mental health issues in a rural / countryside environment.
- 2.3 The site is bounded to the north by Moor Green Road, onto which is the main vehicle access, and to the south by a bridleway.
- 2.4 The site is adjoined to the south by the agricultural fields of the farm. A crescent of two storey dwellings is located on the opposite side of the Bridleway to the southwest. In addition, the southern part of the site adjoins an area of open space with a play area to the west.
- 2.5 Two storey dwellings and gardens adjoin the northern part of the site to the east and west. The Jolly Waggoner Public House is situated on the opposite side of the Ardeley Road to the north.
- 2.6 A public bridleway runs along the southern boundary of the site across the farm to the south. The site is partially visible in longer views from this Bridleway to the south of the site as well as School Lane to the west.

- 2.7 The site is outside of but directly adjoins the Ardeley Conservation Area to the north and west. The house adjoining to the northwest, known as the 'The Grange' (formerly an Aisled Barn within the farm) and a Forge, as well as the Jolly Waggoner Public House are grade II listed. The site is within an Area of Archaeological Significance. The conservation area appraisal states that *"The miscellaneous enterprises to the frontage at Church Farm are part of a wider complex which is disruptive and unattractive. Here in the excluded area are miscellaneous poor-quality buildings of no architectural or historic interest"*.

3.0 Planning History

The following planning history is of relevance to this proposal:

Application Number	Proposal	Decision	Date
3/20/0980/AGPN	Prior approval for erection of new roof over livestock area; new surface to existing farm track; upgrading of rainwater drainage.	Refused	June 2020
3/17/0979/CLE	5 static caravans/mobile homes permanently located at the property and used for residential purposes	Granted	June 2017
3/17/0500/FUL	Retrospective change of use of portacabin from B1a (office) to sui generis, for use as a beauty parlour including the sale of beauty products.	Granted	May 2017

3/11/0064/FP	Change of use from staff canteen to a mixed use as a cafe/restaurant (Use Class A3) and staff canteen. Retention of two detached buildings for a mixed use as a staff canteen/A3 facility (retrospective).	Granted	June 2011
3/10/0147/FP	Change of use from existing office building to form a farm shop with access steps.	Granted	March 2010
3/06/1944/FP	Removal of old portacabin to be replaced with new larger one.	Granted	October 2006
3/01/0672/FP	New Office accommodation.	Granted	August 2004
3/88/2157/LB, 3/88/2146/FP	Conversion of farm buildings to three dwellings no demolition. Enlargement of existing tractor house to form double garage.	Granted	March 1989

4.0 Main Policy Issues

4.1 The main issues of the application relate to the mix and amount of development proposed within a category 3 village in the rural area of the district, sustainability considerations, transport, landscape and visual impact, impact on heritage assets, noise, and if any material considerations outweigh any potential policy conflicts. The relevant

policies in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), the adopted East Herts District Plan 2018 (DP), are referenced in the table below.

Main Issue	NPPF	East Herts District Plan
Principle of Development (housing, employment, community, education uses)	Chapter 2, 5, 6, and 8	INT1, DPS1, DPS2, DPS3, GBR2, VILL3, HOU3, HOU5, ED1, ED2, ED4, ED5, ED6, CFLR6 CFLR7, CFLR8, CFLR10
Sustainability, Climate Change, water management	Chapter 2, 14	CC1, CC2, NE4, WAT1, WAT3, WAT4, WAT5, WAT6,
Good Design, Landscape Character	Chapter 12, 15	DES2, DES3, DES4, DES5, CFLR9
Heritage Assets	Chapter 16	HA1, HA2, HA3, HA4, HA7
Ecology and Biodiversity	Chapter 15	NE2, NE3, NE4
Amenity (existing and proposed occupiers)	Chapter 4, 12	DES2, DES3, DES4, DES5, CFLR1, EQ2, EQ3, EQ4
Pollution	Chapter 1, 15	EQ1, EQ2, EQ3, EQ4,
Transport	Chapter 9	TRA1, TRA2, TRA3, CFLR3,

4.2 Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

5.0 Summary of Consultee Responses

5.1 HCC Highway Authority – has no objection subject to conditions regarding: access to be resurfaced prior to commencement to prevent runoff onto the highway; resurfacing of accesses in site / bollards to School Lane to take place prior to commencement; details of electric vehicle charging points; details on new kerb footway along

the primary access to be provided; vehicle areas provided prior to occupation; details of cycle parking; construction management plan.

- 5.2 EHDC Conservation and Urban Design Advisor stated (in relation to original proposals) that there were some concerns on the current layout which need further resolution: The eastern edge of the access road is heavily dominated by car parking; the existing hedge is proposed to be retained in front of the principal elevations of the proposed houses, which means that these houses will be hidden behind the hedge and will offer no active edge to the street; more trees are shown on 3D visuals than on landscape plans (Officer comment: The application has been revised since this comment was provided, additional soft landscaping and tree planting has been provided in response to the concerns raised).
- 5.3 Lead Local Flood Authority advise that the proposals are to drain the site using permeable paving and a pond southeast of the site, then discharging to the mapped watercourse to the south at 2 l/s. Pleased that permeable paving is proposed for car parking areas, the spine road and private roads. The most recent letter prepared by EAS on behalf of the applicant resolves many of our concerns and we are particularly pleased it is now proposed to discharge at a maximum rate of 2 l/s and that the attenuation tank has been removed by updating the spine road to use permeable paving. Recommend conditions regarding: surface water drainage strategy; detailed surface water drainage scheme; SUDS maintenance scheme.
- 5.4 HCC Ecology advise that sufficient information on European protected Species (bats and great crested newts) has been provided for determination. Precautionary mitigation measures recommended in section 5 of the Ecological Impact Assessment should be followed in full. Pre-commencement condition for Landscape and Ecological Management Plan are requested.
- 5.5 HCC Herts Historic Environment advise that the proposed development should be regarded as likely to have an impact on heritage assets of archaeological interest and a condition to secure an Archaeology Written Scheme of Investigation is required.

- 5.6 EHDC Environmental Health Advisor (ground contamination / air quality) raise no objections subject to conditions regarding: contaminated land site investigation report / remediation scheme / validation report; Air Quality Assessment; Construction Management Plan; electric vehicle charging points; control on emissions from gas boilers; asbestos control; waste management; external lighting not to exceed specified levels;
- 5.7 EHDC Environmental Health Advisor (Noise) raise no objections subject to conditions regarding: noise levels within dwellings; hours of building works; notification to neighbours of building works;
- 5.8 EHDC Waste management has no objection but advise that some of the 240L bins are replaced with 1100L bins to save on space and number of collections. And that developers ensure access can be gained from the roadside for the majority of the collections.
- 5.9 Thames Water have advised that regarding surface water drainage, if the developer follows the sequential approach to the disposal of surface water they would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. In addition, Thames Water expects the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer.
- 5.10 HCC Growth and Infrastructure Unit is not seeking any financial contributions from the development.
- 5.11 Hertfordshire and Middlesex Wildlife Trust recommend a condition is attached requiring submission of details of 5 integrated sparrow terraces, 10 swallow cups, 5 integrated swift boxes and 5 integrated bat boxes.
- 5.12 British Driving Society recommends upgrading of Bridleway 009 to restricted byway, so that carriage drivers have an alternative to the road through Ardeley.

- 5.13 British Horse Society note that roads will be used for construction traffic and recommend a number of measures including: no construction vehicles on weekends and bank holidays; no construction vehicles to use school lane; upgrade of bridleway 009 to Byway; more car parking should be provided; provide a park and ride car park at the site for horse / carriage riders.

(Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

6.0 Town/Parish Council Representations

- 6.1 Ardeley Parish Council takes a neutral stance on the application but makes the following comments: The proposal is well thought out and will meet the need for village amenities, and offer improved facilities; the existing site is unsightly, and the visual impact of Church Farm will be enhanced; Rural Care will benefit from the site improvements; residents who live close by are concerned about the possible change to the character of the village; there are concerns over traffic and tourism.

7.0 Summary of Other Representations

- 7.1 104 responses have been received with 15 of these objecting and 89 supporting the proposal. The objections are on the following grounds:
- Proposed holiday accommodation could result in noise / disturbance and light pollution
 - French doors could encourage visitors to spill outside and make noise
 - Do not agree with the transport statement. The proposals will increase traffic
 - Car parking is insufficient and provision for some proposed uses has been overlooked. Car parking congestion will spill onto surrounding streets

- There will be significant HGV traffic through the village during the construction phase
- Not clear if existing businesses are retained as part of the development
- Proposals will increase parking congestion on roads surrounding the farm and pub
- Proposals are too large for the village and will result in it becoming a holiday resort, with a large increase in visitors
- Many of the structures and uses at the farm do not have planning permission, and impacts have never been fully assessed
- There will be more visitors using the village green
- Expansion of the farm could result in Ardeley becoming a category 2 village and receiving even more development
- Proposals with increased visitors will bring pedestrians into conflict with cars on surrounding roads.

7.2 The 89 letters of support have been received are on the following grounds:

- Resurfacing of farm tracks will help to avoid damage to soil and water
- Site has a ramshackle appearance at present and the proposals will enhance its appearance
- The farm does great things for farming and disadvantaged people, and the proposals will allow this to continue
- The proposals are good for the local community and the wider area
- The farm project enhances biodiversity, and the proposals will support this
- The plans are a sympathetic addition to the area
- Communication and consultation by the applicants have been good
- Accommodation for staff, visitors and businesses needs updating
- Proposals will provide additional jobs for young people
- Proposals will help to maintain rural jobs
- Proposed mix of housing, business space and residential are delivered in a sustainable manner

- Existing businesses on the site will be reaccommodated within the development
- Proposals will increase student numbers at the village school and its long-term viability
- Provision of co-working space is welcomed
- The proposed visitor accommodation will be a boost for the viability of the Jolly Waggoner Public House
- Proposals will reduce vehicle traffic and larger vehicles
- Proposals would support the work of Rural Care, in rural education and supporting people with more complex needs
- Additional housing will help meet housing need and is beneficial for the village, and will support the local school intake
- Proposed visitor accommodation will reduce number of day trip vehicle movements
- Proposed cycle facilities will encourage cyclists.

8.0 Consideration of Issues

Principle of Development

- 8.1 The overall development strategy within the East Herts District Plan as summarised within Policy DPS1 identifies the potential for only limited development within the rural area of the district, due to its value as an open, undeveloped countryside resource, which is less well served by services and public transport. However, Policy GBR2 states that some development is supported, where compatible with the character and appearance of the rural area. This includes: a) buildings for agriculture and forestry; b) facilities for outdoor sport and recreation; c) sustainably located employment uses which support the rural economy; d) replacement extension or alteration of buildings where they are appropriate to the site; e) limited infilling or redevelopment of brownfield land whether redundant or in continuing use.
- 8.2 The development proposals include a mix of uses including offices, education, retail / workshops, staff and visitor accommodation and conventional housing. This development is intended to accommodate the range of business / community and education

uses which have developed at the site over time in accommodation that is more efficient and fit for purpose. This mix and diversification of uses supports the longer-term viability of the farm as a not for profit, Community Interest Company using sustainable farming techniques which benefit the community and enhance biodiversity.

- 8.3 It is also apparent from the planning history that the use of the farmyard has changed over time from a purely agricultural use to a accommodate a mix of uses including offices, storages, workshops and retail. As such the site can be considered to be previously developed or 'brownfield' land on which policy GBR2 is supportive of limited infilling.
- 8.4 Given the above factors, the proposals are considered to be broadly in accordance with parts (a), (b), (c) and (e) of policy GBR2. However, a more detailed assessment of the principle of each of the proposed uses is provided below.
- 8.5 Office / employment use: Policy GBR2 states that employment uses to meet rural needs are supported. Policy ED2 provides further clarification around these uses and states that *"In order to support sustainable economic growth in rural areas and to prevent the loss of vital sources of rural employment, proposals that create new employment generating uses or support the sustainable growth and expansion of existing businesses in the rural area will be supported in principle where they are appropriately and sustainably located and do not conflict with other policies within this Plan"*.
- 8.6 Office and employment uses are proposed within the ground floor of barns 1 and 4. The proposed floorspace is smaller in size to existing floorspace on site but will comprise consolidated fit for purpose accommodation. This space is designed to meet the needs of existing businesses and organisations at the site (Motivaction and Rural Care). Some space will also be available as co-working space / meeting rooms by the local community. Provision for flexible working is broadly supported by policy ED4.

- 8.7 The proposed employment uses are intended for use by existing businesses and will replace existing poor-quality, energy inefficient buildings. As such the proposed employment floorspace is considered to support the rural economy, is appropriately located to meet the needs of existing businesses and would not be unduly large in relation the character of the farm and wider area. As such this aspect of the proposals would be in accordance with the requirements of policy GBR2 and ED2.
- 8.8 In addition it is noted that the proposed premises for organisations at the site such as Rural Care fall within business use class E(g). However some of their activities have a strong educational component. Some rooms will also be able to be used by the wider community, for community use or co-working. As such the educational and community use elements of the proposed use are also in accordance with policies ED6, CFLR6 and CFLR10.
- 8.9 Staff and student accommodation: Policy HOU5 states that *“the Council will only permit permanent dwellings for agriculture, forestry and other rural businesses where: (a) It can be demonstrated that the dwelling is essential to the needs of the business (i.e. there is a need for one or more workers to be available at most times); (b) It can be demonstrated that the enterprise has been established for at least three years and is, and should remain financially viable; (c) There is no other accommodation within the site/holding or in the locality which is currently suitable and available, or could be made available”*.
- 8.10 There is currently around 358sqm of staff and student accommodation provided on site, in a number of static caravans, which have become lawful during the passage of time (see planning history). The proposed staff and student accommodation at first floor level in buildings 1 and 4 would be of similar size to this existing provision, but within fit for purpose sustainably constructed buildings, which would provide a better standard of accommodation than existing. Given that there is already existing accommodation on site, there is a clear need for such provision to support the farm and businesses on site, and this element of the proposals would be in accordance with HOU5. In addition it should be noted that this

accommodation is considered to be ancillary to the wider operation of the farm, in the same way the existing caravans are used and they do not comprise independent self contained residential accommodation. A planning condition is proposed to require this accommodation to be used only in connection with the wider agricultural use of the site, and not to be sold or let separately.

- 8.11 Visitor accommodation: Policy ED5 states that *“new tourism enterprises and extensions to existing tourism enterprises will be supported in principle where the facility meets identified needs which are not met by existing facilities, are appropriately located and do not conflict with other policies within this Plan”*.
- 8.12 Church Farm is currently an established visitor attraction which draws in both day visitors, and camping overnight stays, although camping only takes place for limited periods during the summer. The 12 self-catering holiday let units are proposed within barn 2. The proposed accommodation would be supportive of the existing tourism activities at the site and allow visitors to experience the farm for longer periods and at different times of the year than existing. The proposed toilet / shower block would also support camping stays at the farm. The overall scale of visitor accommodation is still considered to be relatively small and a supporting activity in comparison to the wider uses on the farm. Additional visitor stays would also support nearby shops and services.
- 8.13 The holiday accommodation is self contained, with no other services provided and as such they are considered to fall within the C3 use class. However they are proposed for short stay holiday use only. They would not be appropriate for long term residential use, due to their rural location and small size, which is less than Nationally Described Space Standards. As such planning conditions are proposed to prevent occupation of the visitor accommodation for more than 28 consecutive days, to prevent use as conventional long term residential accommodation. This restriction on long stay use would also mean that no affordable housing provision would be required.

- 8.14 As such this element of the proposals are considered to be broadly in accordance with policy ED5. Concerns are noted with regard to potential for increased activity, noise and disturbance from the proposed visitor accommodation, and this is considered further in following sections of the report.
- 8.15 Retail: Policy RTC1 seeks a sequential approach to retail development, with new retail floorspace to be located firstly in designated centres. 3x retail workshop units (204sqm floorspace) are proposed within barn 3.
- 8.16 The proposed retail units would not be located within a designated retail centre. However, there is already an element of retail on site and the proposals have been designed to accommodate these existing businesses. In addition, many of the other buildings on site now fall within Use Class E which means they have the benefit of being able to convert to retail without the need for planning permission. This is considered to be material consideration, alongside the fact that the total amount of retail proposed is small in scale and would be of benefit to the local community. As such the proposed retail / workshop units would not have any adverse retail impacts in accordance with policy RTC1.
- 8.17 Residential: Policy DPS2 of the District Plan seeks to focus most housing development within or adjacent to the main urban areas, with only limited development in villages. It sets out the Development Strategy to show how housing growth over the plan period can be accommodated. The NPPF requires local planning authorities to be able to demonstrate that they have identified the sites on which the first 5 years of housing will be supplied – a 5 year housing land supply (5YHLS). A recent appeal decision concluded that the Council cannot currently demonstrate a five year housing land supply. The consequence of not having a 5YHLS is that the ‘tilted balance’ is engaged in the decision-making process. The tilted balance refers to paragraph 11(d) of the NPPF which states that if the most relevant Local Plan policies for determining a planning application are out of date (such as when a 5YHLS cannot be demonstrated), the application should be approved unless the application of NPPF

policies that protect areas or assets of particular importance (as defined by the NPPF) provide a clear reason for refusing permission or the harms caused by the application significantly and demonstrably outweigh its benefits, when assessed against policies of the NPPF as a whole. In this context, the policies considered to be out of date include in particular those relating to the development strategy and delivery of housing which are referred to in this report.

- 8.18 Ardeley is identified as a group 3 village which are generally considered to have a poor range of services. Policy VILL3 considers that only limited infill development identified in a Neighbourhood Plan will be acceptable. There is no Neighbourhood Plan in this instance.
- 8.19 As the site is located within the Rural Area Beyond the Green Belt, policy GBR2 also applies. GBR2 supports *“limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings) in sustainable locations, where appropriate to the character, appearance and setting of the site and/or surrounding area”*.
- 8.20 As noted above the site was formerly a farmyard before a range of other uses were introduced with benefit of planning permission or have become lawful over time. The site can therefore be considered as previously developed land within the Ardeley village area.
- 8.21 It is noted that proposals have been revised with the proposed number of dwellings reduced from 6 to 3. Officers consider that this reduction means that the residential element of the proposals remains small in scale in comparison to overall size of the site and other activities within it. However, the site is not allocated in a Neighbourhood Plan for limited infilling and as such given that Ardeley is a group 3 village there would be conflict with policy VILL3.
- 8.22 Notwithstanding this, it is considered that there are material considerations that should allow for flexibility when applying this policy in this particular instance. Infill developments are restricted in group 3 villages because they tend to be the least sustainable

locations for development in the District. In this case, the proposed housing would be near to a primary school, shop, public house, and also a range of employment and retail uses proposed on the wider site itself. On this basis the site would be a sustainable location for new housing development and therefore is considered to be acceptable.

- 8.23 The above sustainability considerations are also considered to demonstrate that the proposed residential units are compliant with policy GBR2 subject to them being acceptable in terms of character and appearance impacts (these issues are addressed in the section below).

Good design / Landscape character

- 8.24 Policy DES2 states that *“development proposals must demonstrate how they conserve, enhance or strengthen the character and distinctive features of the district’s landscape”*. Policy DES4 requires development to be of a *“high standard of design and layout to reflect and promote local distinctiveness”* and should amongst other criteria *“respect or improving upon the character of the site and the surrounding area, in terms of its scale, height, massing (volume, shape), orientation, siting, layout, density, building materials (colour, texture), landscaping, environmental assets, and design features”*.
- 8.25 The site has previously been developed in a piecemeal fashion and features a range of buildings and structures of generally poor quality. The site is comprised entirely of buildings, storage structures, bare or hard surfaced areas for servicing with no green or open space. The Ardeley Conservation Area appraisal of the site notes that it is *“disruptive and unattractive”* in relation to the wider area.
- 8.26 The application proposals have been designed to consolidate the existing poor-quality buildings into a series of larger 1 or 2 storey barn buildings. This design approach means that the development occupies less built footprint than existing. This has allowed a more welcoming arrival experience into the site from the main access to the north, as the proposed barns and site reception are arranged

around a landscaped courtyard area. Further landscaped frontages are provided to barn 2 and the proposed residential dwellings.

- 8.27 The architectural appearance of the proposed buildings draws on traditional agricultural building references. The scale of the proposed buildings is similar to large agricultural buildings and buildings feature pitched roofs, weatherboarding and exposed timber frames, but with some more contemporary references such as larger areas of glazing and dormer windows.
- 8.28 The proposed buildings are situated some distance from the main vehicle access to the north. As such visibility of the proposals is limited in these views. Glimpsed views of barns 1, 3 and 4 will be possible from the corner of Moor Green Road and School Lane. The 3 proposed dwellings will also be visible from the west from School Lane across the existing park and play area. However, the appearance of the development in these views would not be harmful given the sites village setting, with existing buildings currently present on site. Longer distance views of the site from bridleways across the farm to the south will be predominantly obscured by woodland planting which has taken place on the farm.
- 8.29 In overall terms the design approach of the proposals is considered to be a significant enhancement over the existing appearance of the site. The scale and massing of the proposals in views from around the site are appropriate for a farmyard / mixed use site at the periphery of the village. Proposed buildings are also commensurate with the scale, character and appearance of the wider area.
- 8.30 The reduction in building footprint in comparison to existing will give the site a more spacious, verdant character. In addition, revisions to the application have reduced the number of dwellings and provided more space between them, as well as introduced additional soft landscaped areas. These measures have all further enhanced the appearance of the development and are considered to have addressed the initial concerns of the Design Officer regarding the car dominated entrance to the site.

- 8.31 As such the proposals are considered to represent good quality design, which enhances the appearance of the site, adjacent village, and wider landscape, in accordance with policies DES2 and DES4.

Heritage assets

- 8.32 Conservation areas and listed buildings: Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 require that the Local Planning Authority have special regard to the desirability of preserving or enhancing the character or appearance of a conservation area. This is reiterated within policy HA1 which states that *“Development proposals should preserve and where appropriate enhance the historic environment of East Herts... less than substantial harm should be weighed against the public benefits of the proposal”*.
- 8.33 The site was previously omitted from the boundary of the Ardeley Conservation Area due to its harmful appearance. The current application proposals would represent a significant enhancement to the appearance of the site which would improve the setting of the adjacent Conservation Area. In addition, the proposed buildings are considered to be a sufficient distance from the nearest listed buildings, that they would not result in any harm to the setting of these heritage assets. As such the proposals are considered to preserve and enhance the historic environment in accordance with policy HA1.
- 8.34 Archaeology: The site is located within an area of archaeological significance and County Archaeology advisers have recommended that a condition is attached to secure a Written Scheme of Investigation of the site, the assess and record archaeology. This is included within the recommended conditions.

Transport

- 8.35 District Plan Policy TRA1 aims to promote developments that are accessible and conducive to travel by sustainable transport modes. Policy TRA2 states that *“development proposals should ensure that safe and suitable access can be achieved for all users. Site layouts, access*

proposals and any measures designed to mitigate trip generation produced by the development should: (a) Be acceptable in highway safety terms; (b) Not result in any severe residual cumulative impact; and (c) Not have a significant detrimental effect on the character of the local environment”.

- 8.36 In terms of site accessibility, it is noted that the site is located in the rural area, within a category 3 village which is usually considered to have poor services and public transport connections. However, in this case Ardeley does benefit from a number of services including the Church Farm shop, primary school, and pub, as well as the existing businesses on the site. In any case given the assessment above the location of the site is considered acceptable for the proposed uses.
- 8.37 In addition, the applicants have submitted a Transport Assessment which considers the transport impacts of the proposals. The assessment considers that due to a reduction in the amount of commercial floorspace at the site, the total number of servicing trips, including HGV trips will decrease. It is estimated that the existing site generates circa 23 and 25 vehicular trips in the AM and PM peak hours, with 253 trips over the day. The proposed use of the site is expected to generate circa 16 and 23 trips in the peak hours, with 144 over the day. As such the proposals will result in a reduction in the total volume of vehicular trip generation in the peak hours which would improve traffic flow on the local road network.
- 8.38 In addition the Transport Assessment notes that due to the reduction in commercial floorspace compared to existing, as well as omission of some activities such as vehicle maintenance, servicing requirements are reduced. A loading bay is provided adjacent to Barn 1, to provide sufficient space for servicing the proposed buildings and uses.
- 8.39 The Transport Assessment has been reviewed by County Highways Officers, who consider the highway impacts of the proposals to be acceptable and have not objected to the proposals, subject to attachment of a number of conditions. As such the proposals are not considered likely to have an adverse impact on highway safety, have

severe residual cumulative impacts or detrimentally impact the character of the local environment.

- 8.40 Cycle / car parking: District Plan Policy TRA3 states that developments should provide sufficient cycle and vehicle cycle parking to meet required standards. When considering the proposed uses on the site, a total of 75 car parking spaces are required to meet the needs of the business and residential uses proposed. 72 spaces are proposed for the business uses and 6 spaces (2 per dwelling) are proposed for the residential). This includes 37 Electric Vehicle Charging Points (1 point per dwelling). This provision exceeds the requirements of District Plan.
- 8.41 Concerns from residents are noted that the proposals could result in overspill car parking into surrounding streets and driveways. However, Officers consider that the proposed provision will be sufficient to ensure that this is not likely to happen. This is because the policy requirements have been exceeded and the uses are likely to experience peak car parking demand at different times. For instance, offices during the day on weekdays, the farm shop and café at weekends, and holiday accommodation during the evening. The proposed properly marked spaces are likely to be easier to use than the existing informal arrangement.
- 8.42 Cycle parking comprises designated cycle parking areas with Sheffield type stands although it is not clear from the submitted information if these are secure / covered and lit storage spaces. Subject to conditions requiring submission of further details on cycle parking, the proposals are considered to accord with policy TRA3.
- 8.43 Comments are noted with regard to upgrading of the adjacent bridleway. Securing these measures are not considered to meet relevant planning condition tests, as the bridleway is outside the site and unaltered by the proposals. Its upgrade would not be necessary to make the development acceptable.

Sustainability / water management

- 8.44 District Plan Policies CC1, CC2 and DES1 promote incorporation of sustainable building design principles in new development, including an energy hierarchy approach which first looks at reducing energy demand through building fabric measures such as insulation and air tightness, followed by efficient energy supply and finally incorporation of on-site renewable energy. Policies WAT4 and WAT5 require efficient use of water and Sustainable Drainage Systems, which aim to collect and retain water within the site, reducing runoff to green field rates. The East Herts Sustainability SPD (2021) provides further guidance on achieving these principles, and sets suggested carbon reduction benchmarks.
- 8.45 The applicants have stated that the development will incorporate energy efficient construction techniques, high levels of insulation and double glazing. Energy efficient lighting, services and controls are also proposed in order to reduce energy demand for space heating, cooling ventilation and lighting. Natural ventilation is proposed to all buildings and air source heat pumps will heat the properties.
- 8.46 In terms of water efficiency rainwater butts will be incorporated for garden and landscape irrigation, fed from the roof down pipes and fittings/appliances and water consumption within the new dwellings will meet or exceed the target consumption rate of 110 litres per person per day.
- 8.47 In addition, a revised Surface Water Drainage Strategy has been submitted which proposes permeable paving without infiltration. Porous pipes beneath the base layer of the paving would collect water and discharge into pond and watercourse located outside of the red line area but within the applicants ownership. Water butts are also proposed. These measures are calculated to reduce runoff rates to acceptable levels (2L per second) and the Lead Local Flood Authority have raised no objections to revised proposals, subject to conditions securing full details of the drainage scheme and its maintenance.
- 8.48 As such subject to conditions regarding drainage, and water / energy efficiency measures the proposals are in accordance with policies

CC1, CC2, DES1, WAT4 and WAT5 regarding sustainability and water management.

Trees, Ecology and Biodiversity

- 8.49 District Plan Policy NE2 states that *“All proposals should achieve a net gain in biodiversity where it is feasible and proportionate to do so, as measured by using and taking into account a locally approved Biodiversity Metric, and avoid harm to, or the loss of features that contribute to the local and wider ecological network”*.
- 8.50 Policy NE3 states that *“Development should always seek to enhance biodiversity and to create opportunities for wildlife...with evidence provided in the form of up-to-date ecological surveys”*. Part II-VIII of the policy also state that harm to trees and hedgerows will be resisted, and that bird and bat boxes will sought on new development bordering open space.
- 8.51 The applicants have submitted an Ecology Survey which considers the development can proceed subject to several mitigation measures, including presence and absence surveys of bats and newts, control of lighting and no site clearance during bird nesting season. In addition, several enhancements are recommended including hedgerow planting to east and west boundaries, native species planting and bird, bat boxes, insect and hedgehog houses to be incorporated within the development and undertaking of a BNG calculation. The County Ecology Officer has reviewed the information and accepts the conclusions of the report subject to securing proposed the mitigation and enhancement measures by condition.
- 8.52 In addition, an Arboricultural Impact Assessment has been submitted which considers that the proposed buildings would not result in any significant conflict with existing trees. The effects of the retained trees on the liveability of the dwellings is acceptable and the proposals would have a positive impact on an adjacent Oak to the west due to the removal of buildings and hardstanding within its rootzone. As such subject to conditions regarding tree protection the proposals are considered acceptable regarding tree impacts.

Landscape conditions are also proposed to secure a scheme of landscaping across the site, including some new tree and hedgerow planting, and incorporation of native species.

Amenity / pollution

- 8.53 Daylight / sunlight / overlooking existing occupiers: The proposals are a sufficient distance from neighbouring houses or screened by / replacing existing buildings that they will not result in undue loss of daylight, sunlight or sense of enclosure. The rear and side elevations of barns 1, 3 and 4 have blank facades (apart from high-level roof lights) which prevent overlooking views towards the nearest dwellings to the west.
- 8.54 Amenity for proposed occupiers: In addition, the proposed dwellings are well sized with adequately sized internal space to meet Nationally Described Space Standards. Dwellings also benefit from front and rear gardens. There are ample separation distances from neighbouring houses to prevent overlooking views. As such future occupiers of the dwellings will benefit from good standard of amenity.
- 8.55 Noise: Concerns have been raised that the proposed full height openable windows within the east elevation of barn 2 could encourage outdoor activity and associated noise near to the gardens of dwellings to the east. However, the level of separation from this building to neighbouring gardens is significant, and surrounding space is likely to be managed or used for farm activities which will serve to prevent excessive spill out and noise disturbance from the holiday accommodation.
- 8.56 Concerns that the increase in overnight accommodation at the farm will result in increased noise and activity in the village are also noted. However, the proposed accommodation is located some way from the farm entrance. The overall farm environment will be managed and will not be attractive for late night activity. As such this issue is not likely to result in undue impact upon residential amenity.

- 8.57 Ground contamination: A Ground contamination report has also been submitted which considers ground conditions at the site. The report considers there is potential for made ground to be present as a result of historical development, some material containing asbestos, and potential for herbicides and pesticides within the ground. As such further ground investigation works and ground remediation (if necessary) are identified as necessary.
- 8.58 The Council's Environmental Health Officers have reviewed the report and accept these recommendations, and this further work is required by condition.
- 8.59 Air Quality: The Councils Environmental Health Officers have requested several conditions to help manage air quality including: Construction Management Plan; electric vehicle charging points; control on emissions from gas boilers; asbestos control; details of waste management; external lighting not to exceed specified levels. These are all proposed as conditions.

9.0 Planning Balance and Conclusion

- 9.1 The proposals will support the rural economy by allowing existing businesses and charitable organisations at the site to continue and expand their work in new fit for purpose accommodation. Provision of new uses at the site such as visitor accommodation would be appropriate to support the use of the farm.
- 9.2 As set out in paragraph 8.17 above, the "tilted balance" applies insofar as to residential development for housing. This means that for those elements of the scheme, permission should be granted unless the adverse impact "significantly and demonstrably" outweighs the benefits of the scheme. The proposed dwellings would conflict with the requirements of policy VILL3 as Ardeley is a Category 3 village and there is no Neighbourhood Plan identifying the site as suitable for infill development. However the site is previously developed land and is still near to a range of shops, services, and employment uses. As such the site is still considered to be a

sustainable location for development in accordance with policy GBR2 and TRA1. The scheme is considered to be acceptable in this regard.

- 9.3 The proposals would result in an enhancement to the appearance of the site and would not result in harm to landscape or identified heritage assets. The proposals would also not have an adverse impact on highway conditions, or amenity of the area. Appropriate mitigations for potential impacts around biodiversity / sustainability and water management can be secured by condition. As such the proposals are considered to accord with the East Herts District Plan as a whole.

RECOMMENDATION

Grant planning permission subject to following conditions:

Conditions

1. Commencement within three years
The development to which this permission relates shall be begun within a period of three years commencing on the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As Amended).

2. Development in accordance with approved plans
The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.

Reason: To ensure the development is carried out in accordance with the approved plans, drawings and specifications.

Pre commencement

3. Construction management plan
No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development

shall only be carried out in accordance with the approved Plan: The Construction Management Plan shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements;
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas, and storage of waste);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h. Provision of sufficient on-site parking prior to commencement of construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, temporary pedestrian routes/signage and remaining road and PROW width for pedestrian and vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

4. Archaeology watching brief

No development shall take place within the proposed development site until the applicant, or their agents, or their successors in title, has secured the implementation of a programme of archaeological work and in accordance with a written scheme of investigation, which has been submitted to the planning authority and approved in writing. This condition will only be considered to be discharged when the planning authority has received and approved an archaeological

report of all the required archaeological works, and if appropriate, a commitment to publication has been made.

Reason: The programme is required to be undertaken prior to the commencement of the development to secure the protection of and proper provision for any archaeological remains in accordance with Policy HA3 of the East Herts District Plan 2018 and the National Planning Policy Framework

5. Ground contamination

Prior to the commencement of the development hereby approved a scheme to deal with contamination of land and/or groundwater shall be submitted to and approved by the Local Planning Authority and the development should be implemented in accordance with the approved scheme. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. The requirements of the Local Planning Authority shall be fully established before the desktop study is commenced and it shall conform to any such requirements. Copies of the desk-top study shall be submitted to the Local Planning Authority without delay upon completion.
2. A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until
 - (i) A desk-top study has been completed satisfying the requirements of paragraph (1) above;
 - (ii) The requirements of the Local Planning Authority for site investigations have been fully established; and

- (iii) The extent and methodology have been agreed in writing with the Local Planning Authority.

Copies of a report on the completed site investigation shall be submitted to the Local Planning Authority without delay on completion.

- 3. A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to commencement and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority by a competent person. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

Reason: Details are required prior to the commencement of the development to minimise and prevent pollution of the land and the water environment in accordance with Policy EQ1 of the East Herts District Plan 2018.

6. Surface water drainage scheme

No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- 1. Evidence of arrangements such as an easement to guarantee the maintenance of the attenuation pond for the lifetime of the development.
- 2. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.

3. Final detailed post-development network calculations for all storm events up to and including the 1 in 100 year + 40% climate change storm with half drain down times no greater than 24 hours.
4. Exceedance flow routes for storm events greater than the 1 in 100 year + 40% climate change storm.
5. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

7. Building Sustainability measures

Prior to commencement of above ground works, details of sustainability measures to be incorporated with the development including energy efficient construction techniques, energy efficient lighting, services and controls, efficient energy supply, water efficiency measures, shall be submitted for approval to the local planning authority. The development, hereby permitted, shall be implemented and thereafter maintained in full accordance with these details.

Reason: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction (East Herts Sustainability SPD 2021).

8. Landscape Environmental Management Plan

6. Development shall not commence until a LEMP has been submitted to and approved in writing by the local planning authority to achieve a net gain in biodiversity and include the following:
 - a) Description and evaluation of features to be managed
 - b) Aims and objectives of management
 - c) Appropriate management options for achieving target condition for habitats as described in the approved metric

- d) Prescriptions for management actions, only definitive measures are acceptable
- f) Details of the body or organisation responsible for implementation of the plan
- g) Ongoing monitoring plan and remedial measures to ensure habitat condition targets are met
- h) Details of species and mixes selected to achieve target habitat conditions as identified in approved metric
- i) Location of bat and bird boxes/structures
- j) Compliance with the mitigation measures set out in Section 5 of the Ecological Appraisal
- k) Contingency measures should the monitoring reveal that habitat condition targets are not being met

The plan shall be implemented as approved for the life of the development.

Reason: This Management Plan is required to secure the protection of and proper provision for protected species and habitats of ecological interest in accordance with Policies NE2 and NE3 of the East Herts District Plan 2018 and to ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with Policies DES3 and DES4 of the East Herts District Plan 2018.

Prior to occupation

9. Details of external materials

Prior to any above ground construction works being commenced, the external materials of construction for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and thereafter the development should be implemented in accordance with the approved details.

Reason: In the interests of amenity and good design in accordance with Policy DES4 of the East Herts District Plan 2018.

10. Details of EV charging points

The occupation of the development authorised by this permission shall not begin until the details of the siting, type and specification of Electric vehicle charging points (EVCPs), the energy sources and the strategy/management plan for supply and maintenance of the EVCPs have been submitted to and approved in writing by the Local Planning Authority. All EVCPs shall be installed in accordance with the approved details prior to occupation of each of the units and permanently maintained and retained.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018)

11. Kerbed footway details

The occupation of the development authorised by this permission shall not begin until the design details of the new kerbed pedestrian footway along the primary access from the public highway have been submitted and approved by the Local Planning Authority. The new path should be widened to 3m where possible and provide pedestrian priority to connect with the "existing walkway through". The approved works shall be fully implemented before the development is occupied or brought into use and thereafter retained for this purpose.

Reason: In the interest of highway safety and to avoid inconvenience to highway users.

12. External lighting details

Prior to occupation / use of any building on site, details of any external lighting, shall be submitted to and approved in writing. The development shall be implemented in accordance with the approved details.

Reason: In the interests of protecting against light pollution in accordance with Policies NE4 and EQ3 of the East Herts District Plan 2018.

13. SUDS maintenance

Upon completion of the drainage works for the site in accordance with the timing, phasing arrangements, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Provision of complete set of as built drawings for site drainage.
2. Maintenance and operational activities.
3. Arrangements for adoption and any other measures to secure the operations of the scheme throughout its lifetime.

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

14. Cycle parking details

The occupation of the development authorised by this permission shall not begin until a scheme for long stay and short stay parking of cycles including details of the design, level and siting of the proposed parking have been submitted to and approved in writing by the Local Planning Authority. Long stay cycle parking shall be provided in a fully secure and lockable store. The approved scheme shall be fully implemented before the development is occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018).

15. Refuse storage

Prior to first occupation of the development hereby approved, facilities for the storage and removal of refuse from the site shall be provided, in accordance with details having been submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason: In the interests of amenity and good design in accordance with Policy DES4 of the East Herts District Plan 2018.

16. Tree protection details

All existing trees, shrubs, natural and historic features not scheduled for removal, shall be fully safeguarded during the course of the site works and building operations. No work shall commence on site until all trees, shrubs or features to be protected are fenced along a line to be agreed with the Local Planning Authority with 2.3 metre minimum height metal fencing (i.e. weld mesh) to BS5837: 2012 Trees in relation to design, demolition and construction (or any updated British Standard) securely mounted into the ground. Such fencing shall be maintained during the course of the works on site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area. In the event that any tree dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with Policy DES3 of the East Herts District Plan 2018.

17. Biodiversity Enhancement details

Details of Biodiversity enhancements which shall include a minimum of 5 integrated sparrow terraces, 10 swallow cups, 5 integrated swift boxes and 5 integrated bat boxes, provision for invertebrates and hedgehogs shall be submitted to and approved in writing by the local planning authority, prior to the first occupation of each building or part of a building or use hereby approved. Details shall include the recommendations within the details of box numbers, specification and their location. The approved details shall have been fully implemented prior to first occupation of the relevant part of the development.

Reason: To conserve and enhance ecological interests.

Compliance conditions

18. Surfacing of access

The occupation of the development authorised by this permission shall not begin until the existing primary access to the public highway has been resurfaced with suitable drainage to prevent extraneous material transfer and water run off onto the public highway. The approved works shall be fully implemented before the development is occupied or brought into use and thereafter retained for this purpose

Reason: To ensure construction of a satisfactory access and in the interests of highway safety, traffic movement and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018)

19. Vehicle access to be provided

The occupation of the development authorised by this permission shall not begin until: i. the vehicular section of BOAT 4, from the existing tarmac turning circle to the secondary access gate, has been resurfaced with asphalt to 4.0m width, OR to HCC highways specification; ii. a 2m wide asphalt footway constructed and surfaced alongside the above, with grass verge 1m wide between the carriageway of School Lane and footway; iii. Stout wooden bollards placed at 1.5m intervals from the secondary access gate to the turning circle in School Lane in the grass verge alongside the new footway, to HCC specification; The approved works shall be fully implemented before the development is occupied or brought into use and thereafter retained for this purpose Reason: To ensure construction of a satisfactory access and in the interests of highway safety and sustainability in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

20. Compliance with Surface Water Drainage Strategy

In accordance with Surface Water Drainage Strategy
The development permitted by this planning permission shall be carried out in accordance with the approved Surface Water Drainage

Strategy prepared by EAS reference SuDS/2450/2021 Revision B dated May 2021, the Proposed SuDS Layout prepared by EAS dated 07 September 2021 reference SK04 – Rev A and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 2 l/s during the 1 in 100 year event plus 40% climate change event.
2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 676 m³ (or such storage volume agreed with the LLFA) of total storage volume in attenuation pond and permeable paving.
3. Discharge of surface water from the private drain into the ordinary watercourse south of the site. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and reduce the risk of flooding to the proposed development and future occupants.

21. Landscape implementation

All hard and soft landscape works shall be carried out in accordance with the approved details. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the

approved designs, in accordance with policies DES3 and DES4 of the East Herts District Plan 2018.

22. Construction hours of operation

No plant or machinery shall be operated on the site during the construction phase of the development hereby permitted before 0730hrs on Monday to Saturday, nor after 1800hrs on weekdays and 1300hrs on Saturdays, nor at any time on Sundays or bank holidays.

Reason: To safeguard the amenities of residents of nearby properties, in accordance with Policy EQ2 of the East Herts District Plan 2018.

21. Vehicle access areas made accessible

The occupation of the development authorised by this permission shall not begin until all on site vehicular areas have been made accessible, surfaced and marked in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

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

23. No new openings in Barns 1, 3 and 4

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), or any amending Order, no further windows, doors or openings shall be inserted in the north or west elevations of barns 1, 3 and 4 of the development hereby permitted.

Reason: In the interests of neighbour amenity in accordance with Policy DES4 of the East Herts District Plan 2018.

24. Staff student accommodation only

The hereby approved staff / student accommodation within Barn 1 shall be limited to occupation by persons solely or mainly working or

studying with Church Farm or other agricultural organisations operating at the site.

Reason: The proposed dwelling is situated in a location where the Local Planning Authority would not normally grant permission for such a development and this permission is granted solely in order to fulfill an essential agricultural need, in accordance Policy HOU5 of the East Herts District Plan 2018.

25. Barn 2 short stay let only

Barn 2 shall be used only for short-let accommodation and for no other purpose, including any other purpose within Class C3, Part C of the Schedule to the Town and Country Planning (Use Classes) Order, as amended. The accommodation shall not be let to any person(s) for more than 28 days in any calendar year, unless otherwise agreed in writing by the Local Planning Authority. Written records of lettings shall be kept available for inspection at the request of the Local Planning Authority at all reasonable times.

Reason: To enable the Local Planning Authority to effect proper control over the provision of housing and tourist accommodation within the countryside having regard to Policies ED2 and ED5 of the East Herts District Plan 2018.

26. Hours of use of barn 3

The use of barn 3 hereby approved shall be restricted to the hours of 0800 – 1900 Monday to Saturday and 0800 - 1900 on Sundays and Bank Holidays.

Reason: In the interests of the amenities of the occupants of nearby properties and in accordance with Policies DES4 and EQ2 of the East Herts District Plan 2018.

27. M4(2) Dwellings

All dwellings within the development (except those completed to M4(3) requirements) hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4(2) 'accessible and adaptable dwellings' (or any subsequent

replacement) prior to first occupation and shall be retained as such thereafter.

Reason: To ensure that the proposed development is adequately accessible for future occupiers.

28. In accordance with Ecological appraisal mitigation measures
The development shall be undertaken in full accordance with Section 5 of the Ecological Impact Assessment by AGB (ref: P3429.2.1, dated Feb 2021).

Reason: To preserve and enhance ecological interests.

29. Restriction on use of barn 1
Notwithstanding Section 55 of the Town and Country Planning Act 1990 (as amended) and the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re - enacting that Order with or without modification), Barn 1 hereby approved shall only be used within Class E(g) and for no other purposes whatsoever.

Reason: In order to safeguard the amenity of the area and prevent introduction of inappropriate uses to the site.

30. Restriction on use of barn 4
Notwithstanding Section 55 of the Town and Country Planning Act 1990 (as amended) and the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re - enacting that Order with or without modification), Barn 4 hereby approved shall only be used within Classes E(g), F.1(a) and F.2(b) only and for no other purposes whatsoever.

Reason: In order to safeguard the amenity of the area and prevent introduction of inappropriate uses to the site.

31. Internal noise levels

The noise levels in rooms of the residential dwellings at the development hereby approved shall meet the standards in accordance with the criteria of BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings' for internal rooms and external amenity areas.

Reason: In order to ensure an adequate level of amenity for future occupiers of the proposed development in accordance with Policy EQ2 Noise Pollution and DES4 Design of Development of the adopted East Herts District Plan 2018.

32. Notification to neighbours

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site shall be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works shall be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints shall be properly addressed as quickly as possible.

Reason: In order to ensure an adequate level of amenity for nearby residents in accordance with Policy EQ2 Noise Pollution of the adopted East Herts District Plan 2018.

33. Asbestos

If any asbestos containing materials are discovered during the course of the proposed development these shall be handled and disposed of appropriately, including the use of licensed contractors and waste disposal sites licensed to receive asbestos.

Reason: In order to ensure an adequate level of amenity for nearby residents in accordance with Policy EQ4 Air Quality of the adopted East Herts District Plan 2018.

34. Gas boiler NOX emissions

If any gas-fired boilers are installed they shall meet a minimum standard of <40 mgNO_x/kWh.

Reason: In order to ensure an adequate level of air quality for residents of the new dwellings in accordance with policy EQ4 Air Quality of the adopted East Herts District Plan 2018.

Informatives

1. Other legislation
2. Archaeological interest
3. Public Rights of Way
4. No use of cranes or tall equipment
5. Bats
6. Justification to grant

Plans for approval

Plan Ref	Version	Received
NWA-19-025-1G	Rev G	15th September 2022
NWA-19-025-5B	Rev B	15th September 2021
NWA-19-025-9B	Rev B	15th September 2021
2021.05.10-SUDS-B	Rev B	12th July 2021
NWA-19-025-11A	Rev A	9th June 2021
4149.ARDELEY.PRICE TPP		26th February 2021
NWA-19-025-2 A	Rev A	26th February 2021
NWA-19-025-3		26th February 2021
NWA-19-025-4 A	Rev A	26th February 2021
NWA-19-025-6		26th February 2021

NWA-19-025-7 A	Rev A	26th February 2021
NWA-19-025-8		26th February 2021