

DEVELOPMENT MANAGEMENT COMMITTEE – 4 DECEMBER 2024

Application Number	3/23/1641/FUL
Proposal	The demolition of existing buildings and erection of: 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 6 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	The Mundens

Date of Registration of Application	27 th September 2023
Target Determination Date	27 th December 2023
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 This report considers an application for Full Planning Permission for demolition of existing buildings and the erection of four new barn style buildings comprising a mix of uses, 6 x new residential dwellings and 84 car parking spaces.
- 1.2 The application proposals seek to redevelop and enhance the existing Farm/Businesses on the site to accommodate a further mix of uses and to accommodate existing businesses on site. The Applicant has submitted the proposals with a view to supporting the farm's charitable

and community ambitions in the longer term and provide uses that are accessible to the local community. 6x residential dwellings are proposed as an enabling form of development which enables the deliverability of less profitable educational and community type uses proposed on the site.

1.3 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	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	593sqm/ 6383sq.ft
Barn 2	Holiday accommodation: 12 x self-contained holiday lets	744sq.m/ 8008sq.ft
Barn 2 Toilet/Shower Block	Showers/toilets and laundry/washing up facilities for campers; linen storage above for Holiday lets	139sq.m/ 1479sq.ft
Barn 3	3x retail / workshops	204sq.m/ 2196sq.ft
Barn 4	Ground Floor: Rural Care, Education, Meeting Room and Learning Centre First Floor: Classroom/Office/Meeting room and toilets	411 sq.m/ 4424sq,ft

Buildings 1-6	6 x 2/3-bed family houses	768sqm (6x128sqm)
	Total new floorspace	3178sqm

- 1.4 The application is similar to a previously approved application (see planning history section). The only difference between this application and the previously approved application is that the number of proposed residential units has been increased from 3 to 6.
- 1.5 The application comprises the following plans for approval: NWA_19_025_SURV_revA; NWA_19_025_LOC_E_RevB; NWA_19_025_1_revF; NWA_19_025_2_revA NWA_19_025_3; NWA_19_025_4_revA; NWA_19_025_5_revB; NWA_19_025_6; NWA_19_025_7_revA; NWA_19_025_8; NWA_19_025_9_revA; NWA_19_025_10_revA; NWA_19_025_11_revA; 4149_Ardeley_Price_TPP.
- 1.6 The following statements have been submitted in support of the application: Arboricultural Implications Assessment by Andrew Belson; Arboricultural Implications Plan (4149_Ardeley_Church Farm_AIP); 9x concept drawings of the development; Covering letter by Alison Young Planning Associates dated; Ecological Impact Assessment by AGB Environmental; Flood Risk Assessment by AGB Environmental; Phase 1 Geo-environmental Desk Study by AGB Environmental; Preliminary Ecological Appraisal by AGB Environmental; Rural Care Supporting Statement; Surface Water Drainage Strategy RevC by EAS; Sustainability Checklist; Sustainable Construction Statement by Alison Young Planning Associates; Transport Assessment by EAS; Air Quality Assessment by Noise Air; Landscape Visual Impact Assessment by Roland Brown; Planning Design and Access Statement by Alison Young Planning Associates.
- 1.7 The main issues 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 Esat 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 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
3/21/0498/FUL	Demolition of existing buildings and erection of: 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.	Granted	February 2023
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	Granted	June 2017

	homes permanently located at the property and used for residential purposes		
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 acceptability of the proposed changes to the number of residential units and implications of these changes to the design and layout of the development, in comparison with the previously approved development (ref: 3/21/0498/FUL, see history section). 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, ED5, ED6, CFLR7, CFLR8,
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,

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 No objection subject to the following conditions: existing access to the highway to be resurfaced; resurfacing / provision of footway and bollards to vehicle section of BOAT4; details of EV charging points; design details of footway to main site access; no occupation until vehicle parking / circulation areas provided; details of cycling parking; construction management plan;
- 5.2 EHDC Conservation and Urban Design Advisor. There is a previously approved application (ref 3/21/0498/FUL) for the application site, the design for which includes a very similar scheme, the only change from the previous permitted scheme is that the current proposal incorporates the provision of 6 smaller dwellings on the site, rather than the 3 larger properties previously approved. Other than this change, the scheme in the current application has the same character as that in the approved application. We have reviewed the current scheme from a C&UD perspective and it is considered that the additional 3 dwellings do not result in any adverse design concerns. The setting of these houses results in all 6 dwellings forming a cul-de-sac with parking to the frontage similar to the previously approved scheme. The resultant urban grain and density although higher than the approved scheme, is not dissimilar to that of the existing context around it. No objections are raised in relation to the proposals.
- 5.3 Lead Local Flood Authority No objection subject to conditions regarding: detailed drawings of surface water drainage system; construction phase surface water management plan; details of maintenance and management; survey and verification report.
- 5.4 HCC Fire and rescue Recommend condition with regard to provision of fire hydrants.
- 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 Waste management Recommend conditions with regards to: the details of the on-site storage facilities for waste and recycling, including walk distances for residents and kerbside collection arrangements; and details of the circulation route for refuse collection vehicles including swept path drawings.

- 5.7 Thames Water Would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 5.8 With regard to surface water drainage Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow guidance under sections 167 & 168 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.
- 5.9 Thames Water would advise that with regard to waste water network and sewage treatment works infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.
- 5.10 HCC Growth and Infrastructure Unit is not seeking any financial contributions from the development as less than 10 residential units are proposed.
- 5.11 Hertfordshire and Middlesex Wildlife Trust recommend a condition is attached requiring 16 integrated Swift bricks, 5 Swallow cups and 5 integrated Bat boxes. Such features shall be fully installed prior to occupation and retained thereafter.
- 5.12 British Horse Society The proposed development at Church Farm will result in an increase in traffic along the local roads such as the road from Cromer to Ardeley, Blind Lane and Moor Green Road. None of these roads have pavements for walkers or alternative routes for cyclists, horse riders and horse drawn carriage drivers. Horse riders and Horse Drawn Carriage Drivers (Equestrians) are classified as 'Vulnerable Road Users' and as such if the local authority is mindful of permitting this development, then request that provision is made for all vulnerable road users as follows: 1. A path of Restricted Byway status from Cromer to Ardeley or a 20 m.p.h speed limit along the road with speed enforcement cameras and horse warning signs; 2. A path of Restricted Byway status from Ardeley to Wood End or a 20 m.p.h speed limit along the road with speed enforcement cameras and horse warning signs; 3. A

path of Restricted Byway status along Blind Lane from the Cromer Windmill to Ardeley or a 20 m.p.h speed limit along the road with speed enforcement cameras and horse warning signs; 4. That Ardeley Bridleway 009 is upgraded to Restricted Byway Status so that carriage drivers may use it; 5. In addition construction traffic must not be allowed to use School Lane, Blind Lane, the road from Ardeley to Wood End and the Health and Safety Audit for the development should include advice for construction traffic on how to deal with the Equestrians using the local roads and the Public Rights of Way while the development is taking place.

- 5.13 Sawbridgeworth Swift Group: This site is suitable for integrated Swift bricks within the fabric of the new buildings. The existing grant of planning permission for the site has a requirement for a LEMP to include the location of bat and bird box structures and compliance with the mitigation measures of the Preliminary Ecological Assessment.
- 5.14 The PEA and Ecological Impact Assessment are both now two and a half years old and recommend the installation of either 5 or 10 House Sparrow Terraces depending on which is relied upon. These are unnecessary and should be replaced with integrated Swift bricks. The reason for this is that a limited number of species use Sparrow Terraces, whereas Swift bricks conform to BS42021:2022 which makes them essentially universal as nest cavities. They provide for a wide range of birds including four red-listed species of conservation concern: Swift, House Martin, House Sparrow and Starling. Bearing in mind the scale of the development, would suggest that a minimum of 16 Swift bricks are required for this development, along with the 5 Swallow cups and 5 integrated Bat boxes also proposed.
- 5.15 (Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

6.0 Town/Parish Council Representations

- 6.1 Ardeley Parish Council Considered the application and takes a neutral stance to this application and 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 18 responses have been received with 11 of these in support, 5 in objection, and 2 comments. The issues raised are summarised below:

Support

- The proposals are positive for the village and the wider community and should be supported by the council.
- The shortage of housing is acute and unless development is viable it will not be able to deliver new homes
- Makes total sense to encourage affordable housing for young families in the village.
- Six dwellings would be more appealing for social reasons. The proposals would support the activities of church farm which are very positive.
- Proposals are good for local employment and help to keep pub, shop and cafe viable.
- It made no sense to remove 3 houses in the final stages of the previous application. Removing 3 houses left 3 houses on larger plots, allowing for extensions, porches, conservatories, etc to be added over time, resulting in 3 larger houses rather than 6 smaller houses. Overwhelming support was for 6 smaller houses not 3 larger houses.
- The site is previously developed land and in accordance with government guidelines such land should be used efficiently reducing the need to build houses in the countryside.

Objection

- There needs to be a good reason to increase the number of houses from 3 to 6, which is not clear from the application.
- Two thirds of residents in the village opposed the previous application.
- There are a number of unauthorised / unrecognised activities which take place at the site some of which result in large numbers of visitors which are not included within the application.
- There is insufficient car parking proposed, particularly taking into account the additional housing.
- Ardeley is a category 3 village where new housing is inappropriate
- There should be a condition that housing is only sold once the rest of the development is completed.
- Proposals will increase vehicle movements and increase unsafe / antisocial car parking on nearby verges.

- Insufficient consideration has been given to the impact of the proposals upon the Public Rights of Way Network, in particular BOAT4, including S106 contributions to secure improvements.
- Bridleways Ardeley 009 and 038 should be improved /upgraded as they will benefit vulnerable road users.
- remain concerned about the increased noise impact resulting from visitors who book to stay and remain on site after hours (ie. post 5pm) using the facilities, eg. woodland play area.
- The proximity of the holiday accommodation on the western development boundary will inevitably also result in increased visitor noise should outdoor facilities be provided. If garden/outdoor seating areas are added to the rear of the holiday lodges this would also go beyond the planning boundary, and could result in noise disturbance.
- Conditions should be attached to control hours of outside working
- suitable hedges and screening are required to protect the amenity of residents of properties to the Eastern boundary.
- The proposals are ruining the village

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. The amount of non-residential floorspace / visitor accommodation remains the same as the previously approved application (ref: 3/21/0498/FUL). 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 provided within the ground floor of barns 1 and 4 and remain unchanged from the previously approved proposals (application ref: 3/21/0498/FUL). The proposed floorspace is smaller in size than 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. The educational and community use elements of the proposed use are also in accordance with policies ED6, CFLR6 and CFLR10.

- 8.8 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"*.
- 8.9 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.
- 8.10 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"*.
- 8.11 Church Farm is currently an established visitor attraction which draws in both day visitors and some camping overnight stays (the issue of unauthorised use of areas of the site for camping is addressed in later sections of the report). 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 day / overnight visitors 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.

- 8.12 As such this element of the proposals is 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.
- 8.13 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.
- 8.14 The proposed retail units would not be located within a designated retail centre. However, they are small in scale and would be of benefit to the local community. In addition, an element of retail currently takes place at the site, and the proposals could accommodate these existing activities. As such the proposed retail / workshop units would not have any adverse retail impacts in accordance with policy RTC1.
- 8.15 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. In addition, Ardeley is identified as a category 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. In addition, policy 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"*.
- 8.16 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.
- 8.17 It is noted that proposals have been revised with the proposed number of dwellings increased from 3 as part of application 3/21/0498/FUL to 6 as part of the current application. Officers had previously requested that no more than 3 dwellings were proposed at the site, as part of application 3/21/0498/FUL, to ensure that the residential element of the proposals would be clearly small in scale in comparison to overall size of the site and therefore be considered as limited infilling within the terms of policy VILL3 and GBR2. However, the applicants are concerned that the re-development proposals for the site would not be viable with only

3 dwellings, and have therefore submitted this application to increase the number to 6.

- 8.18 It is accepted that this increase in proposed dwellings would depart from the earlier officer advice with regard to the former scheme. In addition, whilst the applicant's rationale for submission of this revised quantum is noted, officers have not attached significant weight to the justification as it is not substantiated by any supporting viability appraisal information. As such officers have reassessed the increased number of proposed dwellings against the relevant policies.
- 8.19 The 6 proposed detached dwellings have the same size and internal layout as those previously approved, but are accommodated closer together on smaller plots than the previously approved layout. The proposed 6 dwellings would comprise around 24% of the overall proposed floorspace as part of the development. The dwellings are located on brownfield land and would replace a number of existing unsightly building structures.
- 8.20 The proposed layout for the residential area of the site would be marginally denser than the previously approved development. However, the proposed layout would still be similar in density and character to the pattern of development in the surrounding area, in particular School Lane which comprises a mix of semi-detached and terraced dwellings.
- 8.21 As such whilst the proposed residential element of the proposals would be larger than previously approved, and notwithstanding previous non-binding/without prejudice officer advice the proposals are still considered to be infill development in accordance with policy VILL3 and GBR2.
- 8.22 In addition, it should be noted that at the time of the original application proposals at the site the Council was able to demonstrate a 5 year Housing Land Supply (5YHLS). However, as noted in the recent appeal decision in relation to land to the east of the A10, the Council can only demonstrate a 4.2-to-4.49-year housing land supply. As such the 'tilted balance' within NPPF paragraph 11d is engaged. This requires that a balancing exercise is undertaken to weigh any adverse impacts against the benefits of housing delivery which are given greater weight in decision making. The provision of 3 additional dwellings in comparison to the approved development would make a small contribution towards meeting the Council's 5YHLS and this should be attributed some positive weight in the assessment of the application.

Good design / Landscape character

- 8.23 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"*.
- 8.24 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.
- 8.25 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.
- 8.26 The architectural appearance of the proposed buildings draws of 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.
- 8.27 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 6 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.

- 8.28 It is noted that the residential element of the proposals would be greater in density than the previously approved application 3/21/0498/FUL, following the increase in dwelling numbers from 3 to 6. However, the residential element would remain in keeping with the pattern of residential development within the wider area of School Lane and is not considered to be harmful to the appearance of the wider area.
- 8.29 In overall terms, the design approach of the proposals is considered to constitute 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 wider area.
- 8.30 The reduction in building footprint in comparison to existing structures on site, as well as introduction of soft landscaped areas have all further enhanced the appearance of the development. 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

- 8.31 Conservation areas and listed buildings: Section 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*".
- 8.32 The site was previously omitted from the boundary of the Ardeley Conservation area due to its harmful appearance. The previously approved application proposals were considered to 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 were a sufficient distance from the nearest listed buildings, that they would not result in any harm the setting of these heritage assets.

- 8.33 The increase in dwellings from 3 to 6 as proposed as part of this application is not considered to significantly change the overall appearance of the development or its impact upon 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 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. As such the site location 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 The transport impacts of the proposals are therefore very similar to the previously approved application 3/21/0498/FUL. 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. It should be noted that recommended conditions include a number of improvements to the public bridleway along the southern boundary of the site (BOAT4). As such, it is considered that the proposals are unlikely to have an adverse impact on highway safety, and will respect / enhance existing Public Rights of Way for vulnerable users.
- 8.39 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 81 spaces is required to meet the needs of the business and residential uses proposed. 72 spaces are proposed for the business uses and 12 spaces (2 per dwelling) are proposed for the residential). This includes 40 Electric Vehicle Charging Points, including 1 point per dwelling, and 6 disabled spaces. This car parking provision exceeds the requirements of District Plan.
- 8.40 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 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.
- 8.41 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.

Sustainability

- 8.42 Policies CC1 and CC2 of the District Plan state that all proposals must demonstrate how the design, materials, construction, and operation of

the development would minimise overheating, reduce the need for heating, integrate green infrastructure and minimise carbon dioxide emissions. Policy WAT4 of the District Plan states that development must minimise the use of mains water through water saving measures, the recycling of grey water, and reducing mains water consumption.

- 8.43 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. 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.
- 8.44 In addition, an updated energy strategy for the proposed dwellings has also been submitted in comparison to the previously approved application, which states that through a combination of improvements to building fabric and efficient heating / cooling through Air Source Heat Pumps a carbon reduction of 64% in comparison to a Building Regulations Part L 2021 compliant development. As such the proposals are considered to accord with policies CC1 and CC2.

Water Management

- 8.45 Policy WAT1 of the District Plan states that development proposals should neither increase the likelihood or intensity of any form of flooding, nor increase the risk to people or property on site and to neighbouring land or further downstream. Policy WAT3 of the District Plan states that development proposals will be required to preserve or enhance the water environment. 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.
- 8.46 A revised Surface Water Drainage Strategy has been submitted to address initial comments from the LLFA. This comprises permeable paving without infiltration. Porous pipes beneath the base layer of the paving would collect water and discharge to a nearby watercourse within land owned by the applicant. These measures are calculated to reduce runoff rates to acceptable levels (3.7L per second). The LLFA have now

confirmed that these revised proposals are acceptable, subject to conditions securing full details of the drainage scheme and its maintenance.

- 8.47 As such subject to conditions regarding drainage, and water / energy efficiency measures to proposals are in accordance with policy DES1, WAT4 and WAT5 regarding sustainability and water management.

Trees, Ecology and Biodiversity

- 8.48 The application was submitted prior to the legal requirement to achieve a minimum of 10% Biodiversity Net Gain (BNG) but the proposals still need to accord with District Plan Policy NE2 which 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"*.
- 8.49 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.
- 8.50 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. The County Ecology officer has not responded to this current application but responded to the previously approved application that the information and conclusions of the ecology report were accepted, subject to securing proposed the mitigation and enhancement measures by condition.
- 8.51 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 in 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

- 8.52 Daylight / sunlight / overlooking existing occupiers: Some of the proposed buildings are a sufficient distance from neighbouring houses that they will not result in undue loss of daylight sunlight or sense of enclosure (for instance Barn2 is around 40m from the nearest dwelling to the north). Other buildings such as Barn4 are closer to adjacent dwellings but replace existing largescale buildings on site and would not therefore result in any increased loss of daylight in comparison to the existing situation. 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.
- 8.53 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 (the nearest dwellings in School Lane are around 28m to the north west of dwelling 6). As such future occupiers of the dwellings will benefit from good standard of amenity.
- 8.54 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 of around 18m from this building to neighbouring gardens is sufficient to ensure that noise / activity would not have an adverse impact upon residential amenity. Noise impact from holiday accommodation is also not considered to be unduly intrusive, in comparison to the existing use of the site as a farmyard. In addition space surrounding the holiday let accommodation is likely to be managed or used for farm activities which will to prevent excessive spill out and noise disturbance from the holiday accommodation.
- 8.55 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 (around 100m). The overall farm environment will be managed and will not be attractive for late night activity. As such the proposed accommodation is not considered to be likely to result in undue impact upon residential amenity in the wider Ardeley Village.

- 8.56 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.
- 8.57 The Councils environmental health officers have reviewed the report and accept these recommendations, and this further work is required by condition.

Other Matters

- 8.58 Comments are noted with regard to the carrying out of unauthorised activities at the site such as camping within fields within the wider Church Farm site, and outside of the application site boundary. These matters are currently being investigated by the Councils enforcement team. However, no camping is proposed as part of this current application and it may be necessary for the applicants to submit separate future planning applications if they wish to continue facilitating camping at Church Farm.
- 8.59 It is acknowledged that some elements of the application proposals such as the toilet / shower block may be of use to facilitate camping at the site which does not benefit from planning permission. However, these facilities would also be of benefit to other day visitors to the farm, as well as business occupiers of some of the other proposed buildings. As such officers do not consider that it is unacceptable for these elements to be included within the application proposals.

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 and 6 residential

units would be appropriate to support the use of the farm and as a form of infilling within the village, in addition to contributing towards the Councils 5YHLS.

- 9.2 In addition, regard needs to be given to the 'titled balance' and 'the presumption in favour of sustainable development', which is currently engaged in the decision-making process, as the Council are currently unable to demonstrate a five-year housing land supply. Paragraph 11(d) of the NPPF states that for decision taking this means: (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 9.3 As part of the planning balance assessment officers have attributed significant positive weight to the provision of enhanced business floorspace and visitor accommodation to support the businesses and charities at the site as well as the wider rural economy. Moderate positive weight is attributed to the provision new facilities which are capable of use by the local community. Limited positive weight is attributed to the proposed improvements to the appearance of the site. Limited positive weight is attributed to the provision of 6 dwellings to meet housing needs and contribution towards the Councils 5YHLS. Limited positive weight is also attributed to the proposed biodiversity enhancements to the site.
- 9.4 No harmful impacts have been identified, and any other matters not identified above are considered to be neutral. As such given the above assessment officers consider that the balance of considerations weights in favour of the proposals.
- 9.5 In summary therefore 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 all relevant District Local Plan policies and the NPPF.

RECOMMENDATION

Grant planning permission subject to following conditions:

Conditions

1. 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. The development hereby approved shall be carried out in accordance with the following approved plans: NWA_19-025_SURV_revA; NWA_19_025_LOC_E_RevB; NWA_19_025_1_revF; NWA_19_025_2_revA; NWA_19_025_3; NWA_19_025_4_revA; NWA_19_025_5_revB; NWA_19_025_6; NWA_19_025_7_revA; NWA_19_025_8; NWA_19_025_9_revA; NWA_19_025_10_revA; NWA_19_025_11_revA; 4149_Ardeley_Price_TPP.

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

Pre commencement Conditions

3. 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 Traffic Management Plan shall include details of:
 - a). programme of works,
 - b). construction vehicle numbers, type, routing,
 - c). access arrangements to the site;
 - d). traffic management requirements,
 - e). construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas),
 - f). siting and details of wheel washing facilities, 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). 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, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way

4. 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. 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. Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (Surface Water Drainage Strategy, EAS, REF: SuDS/2450/2021 Rev C, 03 April 2024) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and policies of East Hertfordshire District Council. Construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority.

7. A method statement for interim and temporary drainage measures during the demolition and construction phases shall be submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris

and sediment to any receiving watercourse or sewer system. The site works and construction phase shall thereafter be carried out in accordance with approved method statement unless alternative measures have been subsequently approved by the Local Planning Authority.

Reason: To ensure that the construction of the site does not result in any flooding and pollution both on and off site and that all surface water drainage features are adequately protected.

8. 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).

9. Prior to any above ground construction works being commenced, the external materials of construction for the development hereby permitted shall 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.

Prior to occupation Conditions

10. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to

inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

1. a timetable for its implementation.
2. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
3. details of how access to the watercourse will be maintained for flood management inspection and maintenance by both vehicular and pedestrian access.
4. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and policies of East Hertfordshire District Council.

11. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to Condition 6. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and policies of East Hertfordshire District Council.

12. Development shall not be occupied / use commenced 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.

13. 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.

14. 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)

15. 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.

16. 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.

17. 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 has 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).

18. Prior to first occupation of the development hereby approved, facilities for the storage and removal of waste / recycling from the site shall be provided, in accordance with details having been submitted to and approved in writing by the Local Planning Authority, which shall include purchase of residential waste storage receptacles from the Council. The development shall thereafter 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.

19. Details of Biodiversity enhancements which shall include a minimum of 16 Swift bricks, 5 Swallow cups 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, in accordance with East Herts District Plan 2018 policy NE2.

Compliance conditions

20. Prior to the first use of the temporary access hereby approved, a visibility splay shall be provided fully in accordance with the details indicated on the approved drawings. The splay shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway during the construction phase.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

21. All existing trees and hedges shall be retained, unless shown on the approved drawings as being removed. All trees and hedges on and

immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority in accordance with BS5837: 2012 Trees in relation to design, demolition and construction, or any subsequent relevant British Standard, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees or hedging become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree or hedging 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.

22. 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).
23. 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).

24. 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.

25. The hereby approved staff / student accommodation within Barn 1 shall be limited to occupation by persons working, volunteering or studying in the agricultural and associated rural enterprises on the application 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.

26. 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.

27. 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

28. 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.

29. 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.

30. 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.

31. 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.

32. 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.

33. 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.

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
7. Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Hertfordshire Lead Local Flood Authority and the Local Council (if they have specific land drainage bylaws). It is advised to discuss proposals for any works at an early stage.
8. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>.

9. AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>.
10. AN3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>
11. AN4) Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated highway improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>
12. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect

the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk Application forms should be completed on line via www.thameswater.co.uk Please refer to the Wholesale; Business customers; Groundwater discharges section.