



**Foxes  
Rural**

# PLANNING APPLICATION

Application for outline planning permission of 3 barn style dwellings with all matters reserved.

Land at Bury Farm,  
Great Hornead  
BUNTINGFORD  
SG9 0NS  
540022 , 229970



CAAV



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## PARTICULARS

<b>DOCUMENT TITLE</b>	Planning Statement
<b>PROPOSAL</b>	Application for outline planning permission of 3 barn style dwellings with all matters reserved
<b>APPLICANT DETAILS</b>	Mr M Wyld
<b>SITE DETAILS</b>	Land at Bury Farm, Great Hormead BUNTINGFORD SG9 0NS
<b>EASTING, NORTHING</b>	540022, 229970
<b>PREPARED BY</b>	Melanie Bingham-Wallis
<b>AGENT DETAILS</b>	Foxes Rural Ltd Bullbanks Farm Halstead Road Eight Ash Green Colchester Essex CO6 3PT



## **Introduction**

This is an outline application for the demolition of a group of disused barns/agricultural buildings and erection of three dwellings at Land at Bury Farm, Great Hornead (East Hertfordshire) with associated parking, landscaping and refuse storage.

This application is submitted on behalf of the freehold owner Mr M Wyld.

## **Enclosures**

The following documents are enclosed with this application.

<b>Reference</b>	<b>Description</b>
Location plan	Scale 1:35,000
Site plan	Scale 1:1,250
Block Plan	Scale 1:500
Landscape plan	Scale 1:10,000
Planning Statement	
Heritage Statement	
Application Forms	Submitted via Planning Portal

## **STATEMENT OF EXPERIENCE**

This planning statement has been prepared by Melanie Bingham-Wallis. I am a planning director employed by Foxes Rural Limited which specialises in rural planning matters. The company regularly advises on agricultural related planning applications, justifications and proposals throughout Essex, Suffolk and Hertfordshire.

The company is registered with the Royal Institution of Chartered Surveyors and the Central Association of Agricultural Valuers.

## **APPLICATION SITE**

The application site is located on the northern side of Great Hornead on the western edge. It lies within the boundary of Great Hornead village. Please see appendix 2 for photo montage of building.

Great Hornead is located approximately 2.5 miles east of Buntingford, which according to the 2020 Census has a population of approximately 5,378 and has been identified in the East Herts District Plan 2018 as a Group 2 Village, where limited infill development, together with small-scale employment, leisure, recreation and community facilities will be permitted subject to all the relevant policies in the Plan.

Great Hornead has regular bus services to Buntingford, Anstey leading to Bishop Stortford, with wider services available from Buntingford and Bishop Stortford. Mainline rail services are available at Royston, Bishop Stortford, Stevenage, Ware, Hertford and Stanstead Abbots.



The village includes a primary school, village hall, a Church, pubs and a children's nursery while Buntingford has a wide variety of shops, services and community facilities.

The application site consists of two agricultural buildings of no particular design merit, built of brick and corrugated steel sheets. To the rear of the site is an open agricultural field. To the south of the site, on the opposite side of the road, runs Great Hornead Brook, which is designated as a main river. The Village Hall is located to the east.

The site sits outside but adjacent to the Great Hornead Conservation Area. There are several listed buildings situated within close vicinity of the site. To the east is the Farmhouse at Bury Farm, as well as Bury Farm Cottage alongside the current access to the yard and farmhouse. To the southwest is The Cottage, also Grade II. There are further listed buildings in the locality including a number fronting the B1038 further to the east.

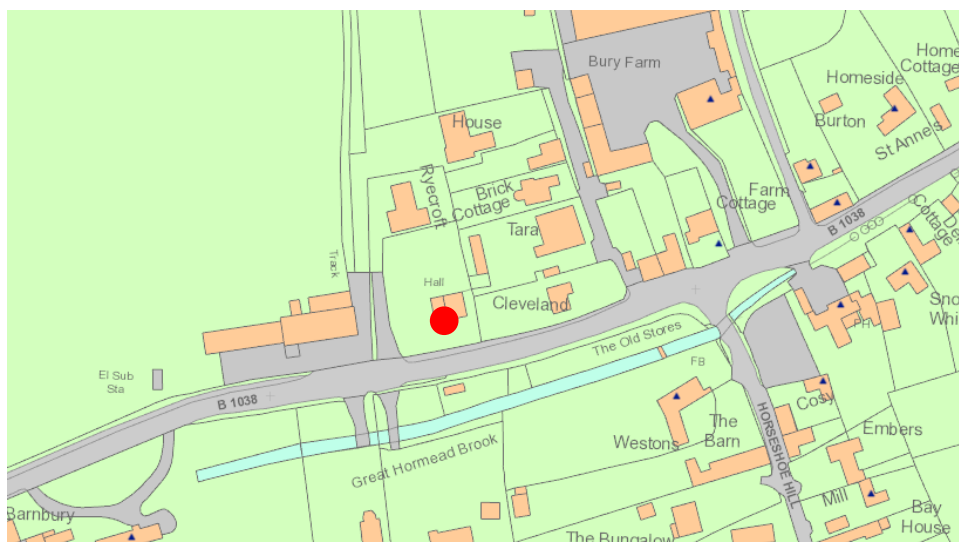
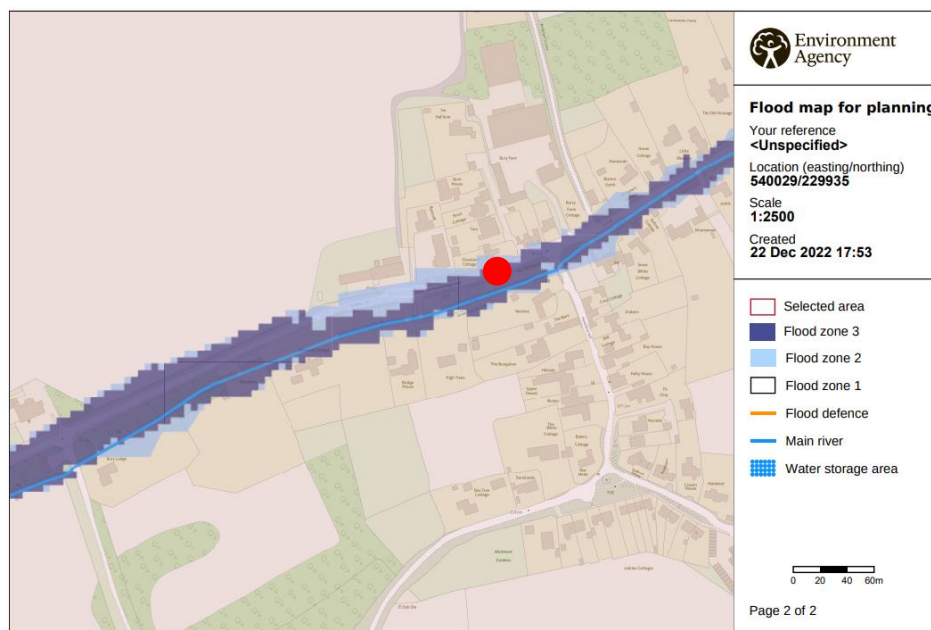


Fig 1 – Application site in relation to surrounding listed buildings.



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Fig 2 – Application site in relation to surrounding flood zones.

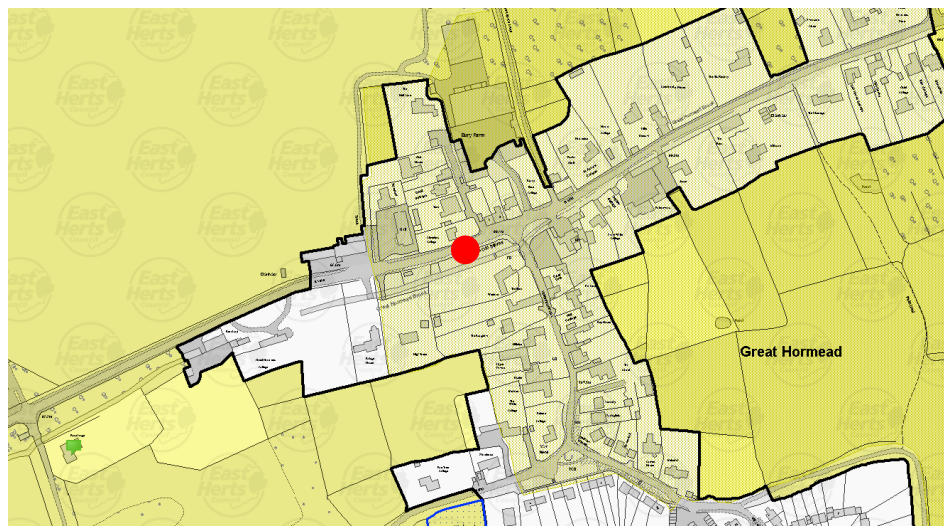


Fig 2 – Local Plan designations (Green Belt, Settlement Boundary and AAS)



## THE EXISTING BUILDING

The building is comprised of two distinct sections - a tall barn of corrugated metal cladding and portal frame, and curved roofline whilst the other is brick built with corrugated sheeting pitched roof. It is not considered that this building has any architectural or design significance and has indeed been identified in the Conservation Area Appraisal as a site for improvement. The building is included within the settlement boundary.



Fig 3: The existing barn

## THE PROPOSAL

### Design

Given the current agricultural use of the site, as well as considering the local vernacular of buildings in the wider Great Hornead settlement, the proposal is for black timber clad/ weatherboarding barn style building, which will extend to three residential properties. The building will roughly follow the existing building footprint of the grain store and each residence will be served by off street parking/ cart lodge. The properties will be modest in size, responding to the setting by matching the surrounding scale and creating an overall form which accords with the edge of town location and context.

The proposed dwellings will be of a symmetrical design; the middle property will incorporate a double storey gable to rear while the two units will incorporate a gable end roof on either side.



The design will be inspired by local traditional buildings, with the proposed materials and style matching the adjacent village hall and other properties in the village. Dark timber and windows will complement the surrounding palette, tiles will match those found in the vicinity and gravel or an alternative low-key material will be used on the drive to soften the proposal's look and feel. Please see Appendix 1 which illustrates a dwelling 80m from the proposal site. This dwelling forms a significant influence of this proposed barn style dwellings.

### Layout

The proposed dwellings will be set back from the road using the current development footprint, in line with the adjacent building line at the Village Hall which is also black weatherboarded by design. This will create a better relationship with the street, the adjacent Conservation Area and the listed Cottage opposite as well as allowing for a visual buffer to the TPO trees adjacent. The site itself is rising away from the brook and outside of any flood zone designation.

### Access and Parking

The existing access will be retained to the west of the site. There is a 5m wide access point which will serve as the principle access/egress point for the residential properties. The access point to the east will be planted and fenced to create a division between the private parking area of the proposed houses and the access tracks for the proposed replacement parking, the agricultural land to the rear and the residential property and village hall. The hedge to the front and proposed hedge/fence will maintained be of a height which will not impede visibility for turning onto the main highway. The access points enjoy good visibility splays and traffic speeds are likely to be low given the approaching village centre. Three parking spaces per dwelling are being created; the end properties will benefit from 2 car parking spaces to the side of the property as well as a single cart lodge to the side rear. The middle property will have three spaces to the front. All vehicles will be able to access and egress in forward gear to avoid reversing onto the main highway.





The forecourt of the building is used by the village hall as overspill parking. Should any redevelopment proposal be permitted, re-provision of this community parking facility needs to be ensured. A parking plan and supplementary parking provision statement accompany this application to address this requirement.

### Landscaping

The proposals will retain the existing hedge and reinforce it using native hedgerow species. There is an existing and mature hedge to the western boundary of the site, as well as a short hedge section set back from the highway. Boundary planting to the rear and to the front will also be incorporated. To the north/ rear of the development, the hedge planting will help screen wider views including from PRow HORMEAD 002 and create a boundary for the private amenity area. To the east it will screen views from the Village Hall and from the west this planting will help to integrate the development into its surroundings.

It is proposed that all planting be a native mix of

- Hazel - *Corylus Avelina*
- Hawthorn - *Crataegus monogyna*
- Blackthorn - *Prunus spinosa*

### **Planning History**

There is no planning history recorded at Bury Farm.

### **LPA housing supply**

Recent research undertaken by Savills<sup>1</sup> highlights that Hertfordshire's thriving economy has seen population growth of 7.1% over the last ten years, well above the UK average. The rate of growth is projected to continue to outpace the wider UK, increasing by 10.1% by 2030. This rate of growth means that demand for land will be driven not only by commercial requirements, but also by a high level of housing need. The Hertfordshire Growth Board has set an ambition of seeing 100,000 new homes built by 2030.

Unsurprisingly, this strong economic performance has resulted in a buoyant housing market. The area has seen house prices growth far outstripping the regional and national average since 2007/08. House prices in the area have grown by an average of 57% since the global financial crisis, compared to the East of England average of 45%.

The Council's Five Year Land Supply Position Statement October 2019<sup>2</sup> states that taking into account the established need (839 dwellings), the appropriate method for addressing the shortfall (over a 10 year period) and the additional 20% buffer; the overall housing need for the next five year period is 6,292 dwellings.

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1 <https://pdf.euro.savills.co.uk/uk/residential---other/spotlight---hertfordshire-development---2021.pdf>

2 [https://eastherts.fra1.digitaloceanspaces.com/s3fs-public/2020-](https://eastherts.fra1.digitaloceanspaces.com/s3fs-public/2020-01/Five%20Year%20Housing%20Land%20Supply%20Position%20Statement.pdf)

[01/Five%20Year%20Housing%20Land%20Supply%20Position%20Statement.pdf](https://eastherts.fra1.digitaloceanspaces.com/s3fs-public/2020-01/Five%20Year%20Housing%20Land%20Supply%20Position%20Statement.pdf)





It identified a supply of deliverable housing from all sources and sites of 7,057 dwellings which included a Windfall Allowance of 300 dwellings.

While East Herts has a robust supply of sites and has consistently been approving more homes than are required since 2011/12, research<sup>3</sup> shows that some of these are not being built out, which suggests there are other factors affecting housing delivery.

Housing Delivery Test: Action Plan August 2020 states that 2018/19 financial year was the first year to deliver beyond the required need, with 994 dwellings being completed compared to an annual need of 839.

The Action Plan acknowledges there has been a consistent shortfall in housing delivery in recent years in East Herts when assessed against the housing requirements over the same period.

## **NATIONAL PLANNING POLICY FRAMEWORK**

Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

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<sup>3</sup> <https://cdn-eastherts.onwebcurl.com/s3fs-public/2020-09/Housing%20Delivery%20Test%20Action%20Plan.pdf>



The NPPF states that for decision-taking where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, this means 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, assessed against the policies in this Framework taken as a whole.

Paragraph 64 supports the re-use of brownfield land. Paragraph 69 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.

Paragraph 85 states that the planning policies and decisions should recognise that to meet local business and community needs in rural areas sites may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Paragraph 119 states that planning policies and decisions should promote an effective use of land. It goes on to state “makes as much use as possible of previously developed or ‘brownfield’ land”. This application accords.

Paragraph 124 highlights the need to support development that makes efficient use of land and throughout the Framework the use of previously-developed or ‘brownfield’ land is prioritised.

The NPPF also states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

Paragraph 130 states that developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.



Paragraph 197 states that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 206 highlights that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 207 states that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

## **LOCAL PLANNING POLICY**

The adopted Development Plan is The East Herts District Plan (2018) was adopted on 23 October 2018. The following policies are considered to be material:

### **INT1 Presumption in Favour of sustainable Development**

I. The District Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. II. Planning applications that accord with the policies in this District Plan (and, where relevant, policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Analysis: The proposal seeks to address the consistent shortfall in housing delivery in recent years in East Herts by building on a previously developed, well-connected and accessible site, which is part of an existing village, in close proximity to existing services and shops, in a location of low environmental value with no designations. It represents sustainable development in accordance with the NPPF and the Local Plan.

The proposal would boost housing supply and make effective use of the land in accordance with the NPPF in a location that has regard to the local distinctiveness and character, safeguarding the natural land and historic



environment. This proposed housing provision would enhance and maintain the vitality of rural communities and any minor harm potentially occurring to the surrounding historic environment would be outweighed by the public benefits.

### HOU2 Housing Density

I. Housing development should make efficient use of land. Proposals are required to demonstrate how the density of new development has been informed by the character of the local area and contributes to: (a) The design objectives set out in Policy DES4 (Design of Development); (b) Improving the mix of house types in accordance with Policy HOU1 (Type and Mix of Housing); and (c) Providing adequate levels of public open space in accordance with Policy CFLR1 (Open Space, Sport and Recreation); and 14 . Housing 180East Herts Council | East Herts District Plan 2018 (d) Retaining existing site features, including mature trees, shrubs, hedgerows and amenity areas, and make provision for new green infrastructure in accordance with Policy NE4 (Green Infrastructure).

Analysis: The proposal makes an efficient use of land, reusing a disused, surplus facility to deliver much needed family-sized housing. The proposed low density has been informed by the surrounding character, reflecting the edge of town location and the surrounding rural character as well as historic agricultural use.

### Policy VILL2 Group 2 villages

II. Within Group 2 Villages, as defined on the Policies Map, limited infill development, together with small-scale employment, leisure, recreation and community facilities will be permitted subject to (V) below and all other relevant policies in this Plan. III. In addition, small-scale development identified in an adopted Neighbourhood Plan will be permitted. IV. Prior to a Parish Council preparing a Neighbourhood Plan, development in the villages listed above will be limited to the built up area as defined on the Policies Map. V. All development should:

- a) *Relate well to the village in terms of location, layout and connectivity;*
- b) *Be of a scale appropriate to the size of the village having regard to the potential cumulative impact of development in the locality;*
- c) *Be well designed and in keeping with the character of the village;*
- d) *Not represent the loss of a significant open space or gap important to the form and/or setting of the village;*
- e) *Not represent an extension of ribbon development or an addition to an isolated group of buildings;*
- f) *Not unacceptably block important views or vistas and/or detract from the openness of the countryside;*
- g) *Not be significantly detrimental to the amenity of neighbouring occupiers.*

Analysis: The application site lies within the Group 2 Village of Great Hornead, where policy VILL2 of the District Plan applies. The application site is located within the built-up area of Great Hornead and VILL2 identifies that limited infill development will be permitted within this area subject to section v) and other relevant policies in the District Plan. The proposal is therefore acceptable in principle.

The black weatherboarding barn style design is considered to match the existing vernacular of the immediate setting but also wider village area. There are many weatherboarded small buildings and barns within the village



itself. It also acknowledges the site's agricultural historical use. The low density – that of 3 houses is appropriate to the scale of the village as well as relating to the size of properties found there.

The location is on previously developed land – that of a disused agricultural building which has no design importance. It would not result in the loss of open agricultural land or open space within the village. The proposal would replace existing development whilst enhancing the aesthetics of the area without further encroachment outside of the village boundary. Neither will the development negatively impact the wider views – it is presented that the proposal will improve the site aesthetically.

There will be no loss to the amenity of other residential properties – there will be no overshadowing, loss of privacy, light or creation of pollution noise, odour vibration etc.

### DES3 - Landscaping

I. Development proposals must demonstrate how they will retain, protect and enhance existing landscape features which are of amenity and/or biodiversity value, in order to ensure that there is no net loss of such features.

II. Where losses are unavoidable and justified by other material considerations, compensatory planting or habitat creation will be sought either within or outside the development site. Replacement planting schemes should comprise mature, native species appropriate to the local conditions and landscape character, supported by a monitoring and replacement programme.

Analysis: The existing hedge and trees will be retained to the front and a good landscaping scheme will be provided which upon maturing will help soften the scheme, allowing the buildings to be seen through a landscaped context. The proposed development, by virtue of the positioning of the dwellings on a large plot and set back from the road respects the existing character and distances from the neighbouring properties. Additional native hedge planting is proposed in order to separate the development from adjoining access arrangements as well as to the rear of the private amenity space to both ensure privacy for residents as well as biodiversity gain across the site.

### Policy NE3 Species and habitat

I. Development should always seek to enhance biodiversity and to create opportunities for wildlife. Proposals must demonstrate how the development improves the biodiversity value of the site and surrounding environment.

Analysis: Development of the site will offer opportunities for biodiversity enhancements with native hedge/tree planting, provision for bats, birds and other fauna.

### Policy DES4 Design of development

I. All development proposals, including extensions to existing buildings, must be of a high standard of design and layout to reflect and promote local distinctiveness. Proposals will be expected to:



- a. *Make the best possible use of the available land by respecting 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, having due regard to the design opportunities and constraints of a site;*
- b. *Incorporate homes, buildings and neighbourhoods that are flexible to future adaptation, including the changing needs of occupants and users, and changes in wider employment and social trends;*
- c. *Avoid significant detrimental impacts on the amenity of occupiers of neighbouring properties and land, and ensure that their environments are not harmed by noise and disturbance or by inadequate daylight, privacy or overshadowing;*
- d. *Incorporate high quality innovative design, new technologies and construction techniques, including zero or low carbon energy and water efficient, design and sustainable construction methods. Proposals for residential and commercial development should seek to make appropriate provision for high speed broadband connectivity, ensuring that Fibre to the Premises (FTTP) is provided;*
- e. *Make provision for the storage of bins and ancillary household equipment. Garages and driveways should be capable of accommodating family sized vehicles. Dwelling design and layout should make provision for electric vehicle charging points in safe and accessible locations.*
- f. *All new residential developments should meet the requirements of Policy HOU7, and ensure all internal rooms are of an appropriate size and dimension so that the intended function of each room can be satisfactorily achieved. All dwellings shall be identified by their square metrage.*

Analysis: The three barn style dwellings are located in the same location as the existing buildings, occupying a similar footprint. The site layout follows a strong building line, set back from the highway with a large frontage, remaining open and resulting in a spacious character that positively contributes to this part of the village and adjacent Conservation Area. The proposal draws on scale, design and materials characteristics seen within the street scene and it is considered that the outline application demonstrates that three dwellings can be satisfactorily accommodated within the site without detriment to the existing character.

The location of the building will ensure that there is no significant detrimental impacts on the amenity of occupiers of neighbouring properties, their privacy and amenity will be protected. There should be no noise or overshadowing as a result. Suitable quantities of parking has been provided; 3 per dwelling with the end dwellings also having a cart lodge to act as garaging and space in which to store bicycles or lawnmowers etc.

Any forthcoming full application would include detailing concerning sustainable energy sourcing for example air source heat pumps and electric car charging. Furthermore, the applicant is minded that solar panels could be effective given the south facing pitch of the roof. Sustainable energy sourcing is an important and essential consideration for any new development, further details can be conditioned should an approval be given.

The total floor area of the proposed development is 556.5 sq.m.

Each dwelling would have a footprint of 157.5m<sup>2</sup> and a floor area across 2 floors of 315m<sup>2</sup>.



#### Policy HA1 Designated Heritage Assets

- I. Development proposals should preserve and where appropriate enhance the historic environment of East Herts.
- II. Development proposals that would lead to substantial harm to the significance of a designated heritage asset will not be permitted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Less than substantial harm should be weighed against the public benefits of the proposal.

#### Policy HA7 Listed Buildings

- I. The Council will actively seek opportunities to sustain and enhance the significance of Listed Buildings and ensure that they are in viable uses consistent with their conservation.
- III. Proposals that affect the setting of a Listed Building will only be permitted where the setting of the building is preserved.

Analysis: The proposals, by virtue of distance, scale and design nature will not cause a detrimental impact upon the surrounding listed buildings and their setting.

The site is located outside the Area of Archaeological Significance and the proposed works should not have a bearing on this asset.

A Heritage Statement has been undertaken and submitted with the application which evidences these statements.

#### Policy HA4 Conservation Areas

New development, extensions and alterations to existing buildings in Conservation Areas will be permitted provided that they preserve or enhance the special interest, character and appearance of the area. Development proposals outside a Conservation Area which affect its setting will be considered likewise. Proposals will be expected to:

- a) *Respect established building lines, layouts and patterns;*
- b) *Use materials and adopt design details which reinforce local character and are traditional to the area;*
- c) *Be of a scale, proportion, form, height, design and overall character that accords with and complements the surrounding area;*
- d) *In the case of alterations and extensions, be complementary and sympathetic to the parent building; and*
- e) *Have regard to any 'Conservation Area Character Appraisals' prepared by the District Council and safeguard all aspects which contribute to the area's special interest and significance, including important views and green spaces.*
- f) *Where development proposals relate to Conservation Area Management Proposals the duty to preserve or enhance will be applied.*



Permission for the demolition of buildings or structures within a Conservation Area will only be granted if it makes no positive contribution to the character of the Conservation Area and the replacement is of good design and satisfies the above requirements of this policy.

Analysis: The proposals will enhance the adjacent Conservation Area by replacing a set of agricultural buildings with no particular design merit with a well-designed scheme that reflects the local vernacular, incorporating a range of improvements from new landscaping, to the replacement of the existing concrete with permeable paving which will soften and improve the street aspect.

#### TRA2 Safe and Suitable Highway Access Arrangements

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.*

Analysis: The proposal utilises the existing access and allows for on/plot reversing movements, all vehicles entering and exiting the site can do so in forward gear. The visibility plays are adequate and overall, the proposed highway details are considered suitable.

#### Policy TRA3 Vehicle parking provision

Vehicle parking provision associated with development proposals will be assessed on a site-specific basis and should take into account the provisions of the District Council's currently adopted Supplementary Planning Document 'Vehicle Parking Provision at New Development'.

Provision of sufficient secure, covered and waterproof cycle and, where appropriate, powered two-wheeler storage facilities should be made for users of developments for new residential, educational, health, leisure, retail, employment and business purposes (to be determined on a site-specific basis). These should be positioned in easily observed and accessible locations.

Car parking should be integrated as a key element of design in development layouts to ensure good quality, safe, secure and attractive environments.

Analysis: Three parking spaces are being proposed per dwelling which represents a policy compliant scheme. The two outer dwelling benefit from 2 spaces and cart lodge parking, whereas the middle dwelling has provision for three spaces. There is ample space to provide with cycle parking if required.





### Policy CFLR7 Community Facilities

- I. The provision of adequate and appropriately located community facilities will be sought in conjunction with new development. II. Developers will be expected to provide either on-site provision, or where appropriate, a financial contribution towards either off-site provision, or the enhancement of existing off-site facilities. Where provision is made on-site as part of a development, applicants should detail how it will be maintained in the long term.

Should take measures to integrate such facilities into the landscape, including the creation of features which provide net benefits to biodiversity; and (d) Should be constructed in tandem with the development to ensure they are available for the new and existing community from the start of occupation.

The application is accompanied by a separate car parking provision plan and accompanying statement. The residential application requires the existing hardstanding as designated parking for residents. However due to the existing arrangement with the village hall, as overspill for community use, the removal of the current parking needs to be replaced at another alternative location.

The site selected has been chosen due to the proximity of the site to the village hall and the fact that the same access point is used. The distance is that of 30m from the car park to the gateway into the village hall car park.

The design of the car park is consistent as to what would be expected. The car park area totals 545m.sq. and can provide spaces for 10 cars, the same as already provided.

The construction will be as follows:

- 1) Topsoil stripped
- 2) Subbase of 200mm of 6F5 recycled crushed hardcore
- 3) Surfaced with 6-20mm of road plainings
- 4) North and west sides to be planted with native species (hawthorn, black thorn and hazel) to form a screening hedge.

The applicant will be responsible for the installation of the car park as well as the management and maintenance of the hedgerow, planting during the appropriate season and undertaking trimming during the autumn winter months. The hedgerow planting will provide screening in long distance views, from the residential development and also provide biodiversity net gains on site.

### WAT1 Flood Risk Management

The functional floodplain will be protected from inappropriate development and where possible developed flood plain should be returned to Greenfield status with an enhanced level of biodiversity.

Development proposals should neither increase the likelihood or intensity of any form of flooding, nor increase the risk to people, property, crops or livestock from such events, both on site and to neighbouring land or further downstream.



Development should take into account the impacts of climate change and should build in long term resilience against increased water levels. Therefore, appropriate distances and buffers between water courses and built development should be maintained in accordance with Environment Agency guidelines.

#### Policy WAT3 Water Quality and the Water Environment

Development proposals will be required to preserve or enhance the water environment, ensuring improvements in surface water quality and the ecological value of watercourses and their margins and the protection of groundwater.

Analysis: The site is adjacent to the Great Hormead Brook, a designated main river. The development will occupy the same footprint, and improvements to the runoff rates will be implemented as much as possible, by for example, replacing the large tarmac areas to the front with permeable paving, with suitable details to be sent through for approval as part of the approval process.

The site drainage will be designed to avoid impact upon the river and no potential sources of contamination are being proposed or created as part of the development.

The development is located outside the flood zone, and it is therefore in accordance with the NPPF and Policies on the Local Plan.

#### **Buntingford Community Area - Adopted Neighbourhood Plan**

HD2: All new housing developments should be sensitive to the landscape and be of a height that does not impact adversely on views from the surrounding countryside. All development proposals should demonstrate how they conserve, enhance or strengthen the character and distinctive features of the BCA landscape.

HD4: New housing design should respect the rural/semi-rural character of the Buntingford Community Area and its immediate context having appropriate regard to the standards set out in Appendix 4 – Design Code.

HD5: Housing development in the BCA should minimise the loss of private gardens and avoid significant harm to their ecological or landscape value.

HD6: Housing development located in any of the Conservation Areas of the BCA should be sensitive in terms of the design, materials and layout. Good quality designs which enhance the character and appearance of the Conservation Areas will be encouraged. Development proposals should accord with updated Conservation Area Appraisals as and when they are completed by EHDC.



Analysis: The adopted NP designates Great Hornead as a Group 3 Village, however within the Local Plan the village was upgraded to a Group 2 Village, where the principle of infill development is acceptable subject to the requirements set in the policy, which, as discussed above, are considered to be acceptable.

The proposed dwellings enjoy suitable privacy and outlook as well as private amenity space in accordance with the Design Code on Appendix 4. It is considered that the proposal complies with the policies put forward within the Buntingford Community Area - Adopted Neighbourhood Plan in terms of size design, materials proposed and maintains the semi-rural character of the site. The proposal will enhance the site with a well-designed scheme which reflects the vernacular of buildings within the wider village and use a previously developed but now largely disused site for wider benefit.

## **CONCLUSION**

Over the last ten years, there has seen population growth of 7.1%, well above the UK average due in the main to Hertfordshire's thriving economy. Although there is a robust supply of developments permitted, research has shown that there are limitations in the number which are built out. The proposed dwellings could be quickly built out following outline and reserved matters permissions, contributing a further 3 windfall sites.

The intrinsic character and beauty of the village and countryside would be respected and there would be no demonstrable harm to the character and appearance of the area when assessed against policies in the NPPF. The building is proposed on a brownfield site, the agricultural heritage respected; the design reflecting this. Consideration has also been given to the local vernacular, the design / materials proposed following that already existing within the local area. The proposed site also lies within the settlement boundary. The site is not determined to be of a sensitive impact to the Conservation Area and the Listed Buildings and therefore it is acceptable to reserve this to a reserved matters stage. Detailed design matters have been reserved for a subsequent full planning application.

In the planning balance and having regard to national planning policy, the merits of this highly sustainable and sensitively designed proposal weigh in favour of the grant of planning permission.

*Melanie Bingham-Wallis*

**PLANNING DIRECTOR  
FOR AND ON BEHALF OF FOXES RURAL LIMITED**

**7<sup>TH</sup> January 2023**



## APPENDIX 1 BARN STYLE BUILDING – GREAT HORMEAD



Source: Google Earth

Barn style dwelling 80m from proposal site



Indicative location of proposal site (in red) in relation to barn style dwelling. This design forms the basis of the proposed barn style dwellings.



APPENDIX 2 – PHOTOMONTAGE OF THE SITE



LOOKING WEST



LOOKING EAST



EXSITING ACCESS TO FRONT OF BUILDING