



DEVELOPMENT MANAGEMENT COMMITTEE
03.10.24

ADDENDUM SHEET

Item 5a

24/01496/MFA Demolition of existing buildings and redevelopment of the site to provide 59 residential units (market and affordable), erection of a community hub building, sustainability measures together with associated landscaping, open space, parking, and highway improvement

Haresfoot Farm, Chesham Road Berkhamsted Hertfordshire HP4 2SU

Additions

At paragraph 2.2, after '*.....considered to be a suitable location for housing*', insert:

'In addition, it should also be noted that paragraph 124 (d) and 127 of the NPPF are supportive of the development of unallocated previously developed land which is under-utilised where land supply is constrained and where this would help to meet identified development needs.'

For the benefit of Members, the relevant paragraphs are set out below in full:

'124. Planning policies and decisions should:

- [...]*
- [...]*
- [...]*

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above

shops, and building on or above service yards, car parks, lock-ups and railway infrastructure).'

And

'127. Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework;'

Updates

Paragraph 9.43 of the committee report referred to the applicant exploring the potential for further widening of the Chesham Road Footway to include a Shared footway and cycleway, with an update to be provided to Members in due course.

It is understood that the additional widening has now been reviewed by the HCC Design Review Panel and that they did not support taking this forwards due to the balance of sizing between the carriageway width and the footway / cycleway width already being acceptable. It is clear, therefore, that the HCC remain content with the proposal.

Clarifications

Monitoring Fees for Education Contribution

The County Council's monitoring fee will be based on the number of triggers within the legal agreement, with each distinct trigger point attracting a charge of £340 (adjusted for inflation against RPI July 2021).

Further Representations

Mr Michael Bannister, Tipulo Stud

The images provided below will be referred to in the speech by the local residents speaking in objection to the application:

5. PROPOSALS

5.9 COMPARISON

EXISTING VOLUME



How the farm is being portrayed in the application (above) compared with how the farm should look with the removal of the illegal buildings, rubbish, shipping containers and concrete.



MB2



How the farm is being portrayed in the application (above) compared with how the farm should look with the removal of the illegal buildings, rubbish, shipping containers and concrete.

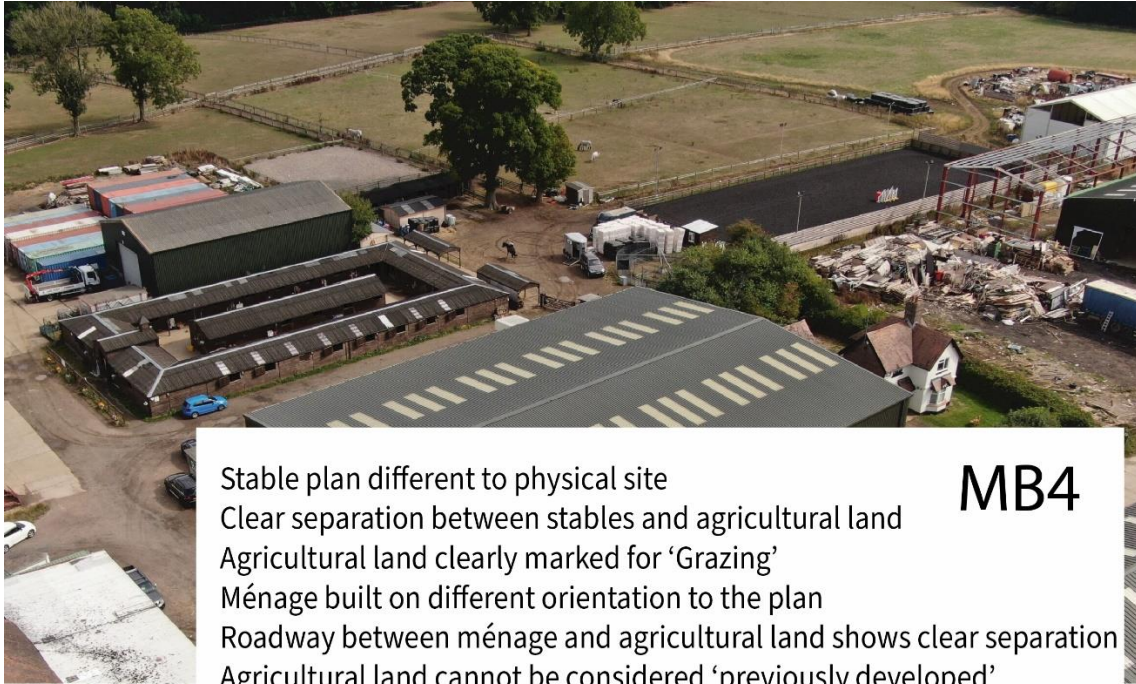


MB3



How the farm is being portrayed in the application (above) compared with how the farm should look with the removal of the illegal buildings, rubbish, shipping containers and concrete.





Stable plan different to physical site
 Clear separation between stables and agricultural land
 Agricultural land clearly marked for 'Grazing'
 Ménage built on different orientation to the plan
 Roadway between ménage and agricultural land shows clear separation
 Agricultural land cannot be considered 'previously developed'

MB4

Proposed development on agricultural land constitutes inappropriate development in the Greenbelt, contrary to NPPF and Dacorum core strategy CS5



Lead Local Flood Authority (LLFA)

RE: 24/01496/MFA - Haresfoot Farm Chesham Road Berkhamsted Hertfordshire HP4 2SU

Thank you for your consultation on the above site, received on 4 July 2024 for the demolition of existing buildings and redevelopment of the site to provide 59 residential units (market and affordable), construction of a community hub building, sustainability measures together with associated landscaping, open space, parking, and highway improvement. We have reviewed the application as submitted and wish to make the following comments.

We note that there is currently limited information on the possible risk of contamination of the underlying groundwater and if a formal drainage discharge via infiltration would mobilise any contaminants. This is within the remit of the Environment Agency and any proposed mitigation should be implemented e.g. lining drainage features and 'casing out' appropriate sections of deep bore soakaways.

There is also limited information on the risk of further dissolution features due to the proposed use of deep borehole soakaways. However, we do note that there are no other possible alternative discharge mechanisms for surface water for this site. We would strongly recommend that you as the LPA consult a suitably qualified geotechnical engineer to advise on subsidence to the proposed application.

We understand that the proposal reduces the number of proposed dwellings from 86 to 59 dwellings (31% reduction of dwellings) compared to application 24/00330/MFA however, the drainage scheme remains similar.

If the LPA are satisfied that the above issues have been adequately assessed, we have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and Dacorum local planning policy and we would **object** until such time that the details below are submitted for review.

Condition 1

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a detailed 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 and based on SuDS Drainage Report (REF: 4158/2023 Rev C dated 20 June 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 Authority. The development shall include:

- i. Detailed infiltration testing in accordance with BRE Digest 365 (or equivalent), three times in quick succession at the proposed depth of the proposed deep bore infiltration feature/s when they have been installed. The results shall be reviewed, and all the detailed drainage modelling calculations and detailed design be amended as appropriate.
- ii. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:

- a. 3.33% AEP (1 in 30 year) critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.
 - b. 1% AEP (1 in 100 year) critical rainfall plus climate change event to show, if any, the depth, volume, and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.
- iii. The design of the wetland, storage pond and swales for attenuation will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% AEP (1 in 100) rainfall event plus climate change allowance. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.
- iv. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge including one additional step of treatment for discharge to a sensitive location (source protection zone 3).

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of Dacorum Borough Council.

Condition 2

Development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority and in consultation with the Environment Agency plus the LLFA. This information shall provide full details of how groundwater and discharge to the deep bore soakaways will be protected, 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 waterbody. 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 Planning Authority.

Reason: To prevent flooding and pollution offsite in accordance with the NPPF

Condition 3

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. The scheme shall show how the permanent drainage network will be protected from the temporary drainage arrangements and shall subsequently be carried out in accordance with the approved details.

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

Condition 4

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:

- i. a timetable for its implementation.
- ii. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- iii. 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 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 Dacorum Borough Council.

Condition 5

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 1. 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 Dacorum Borough Council.

Council's Lighting Expert

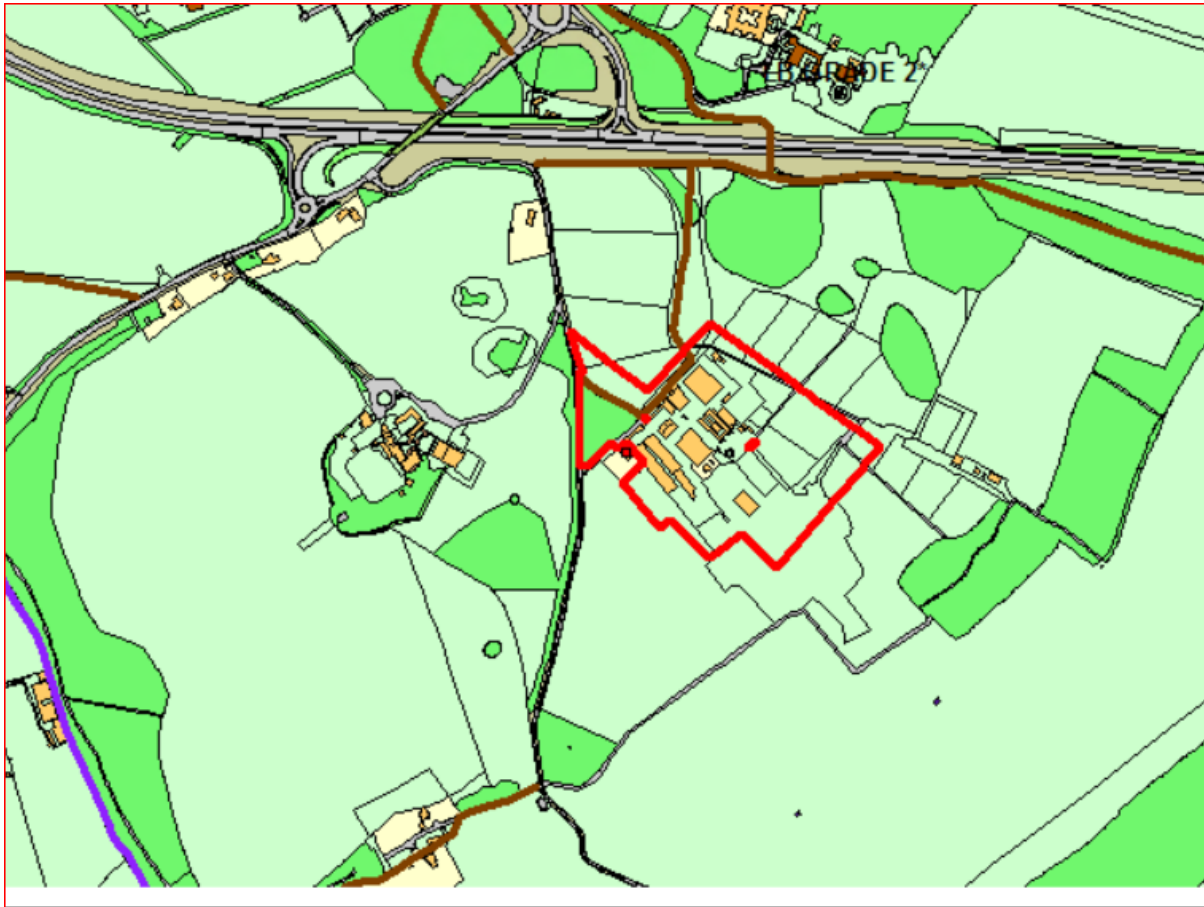
Summary: The lighting scheme is acceptable but needs some fine tuning. Should Members be minded to grant permission, it is recommended that an additional condition is added to address this.

Full Comments:

LIGHTING IMPLICATIONS

Environmental Lighting Zone (as before)

It is considered that the site is located in an E1 Zone being an isolated very rural location separated from the urban edge of Berkhamsted, notwithstanding the location of the A41M:



However, based upon the existing development at Haresfoot Farm , the site is an isolated pocket of significant development for which there is an implicit acceptance that there will be the need for exterior lighting, and in this case Para A8.7 of the DBLP Appendix 8 is relevant, which enables E2 status.

'A8.7 The application of zones is not intended to be totally prescriptive. There is a need for some flexibility. There will be cases where, despite the location of the zone, it is justifiable to provide an increased level of lighting. Examples of the exceptions in Zones E1 and E2 may involve the exterior lighting of an isolated church or listed building and discreet security lighting for community buildings: e.g. a village hall car park'.

The submitted report also confirm an E2 Zone status but based upon a different interpretation:

'3.3. Environmental Zone 3.3.1. The Environmental Zone criteria detailed within Table 1 and Table 2 informs the basis of the Lighting Strategy. The Application Site is considered to be

located within an E2 Environmental Zone, due to its proximity to the adjacent lit settlements and key commuting route (A41), as shown in Figure 3. This environmental zone allocation falls in line with the Dacorum local plan 1991-2011, Appendix 8 description of the surrounding environment found in section A8.6'.

Principle of Residential Development served by Additional Lighting (as before)

This assessment is on the basis as to whether the site's redevelopment is acceptable in principle in terms of the openness of the Green Belt and the acknowledgement that a development of this scale proposed would inevitably have an impact on the character of this rural part of the borough (Policy CS1 / CS25 etc) with resultant encroachment of the countryside, regardless of the effect of lighting.

There is the inevitable intrinsic link between new housing in an isolated rural location and the need for exterior lighting.

If the principle is acceptable (previously development land, environmental benefits resulting from the loss of commercial use. VSC etc), there would be the implicit requirement for the provision of lighting to serve the development for inbuilt safety- crime prevention- security, highway (adoptable standards?) and amenity reasons, equivalent or similar to a residential development in more urban environment/ setting. This would be the context for assessing the lighting- an inevitable urbanising effect. This is similar to the implications of the LPA's support for LA1 as an urban extension for housing at Hemel Hempstead, although not directly comparable because of LA1's urban fringe location.

The Proposal

This shows the relationship of the development with immediately surrounding greenspace:



Figure 22: Character Zones

Changes to the Refused Scheme 24/00330/MFA

- *The quantum of development has been reduced by approximately 31% - i.e. 27 units. • Development has been limited to the previously developed parts of the site. • An electric car club has been introduced.*
- *A further two electric bicycle rentals have been included (despite the number of units having reduced), providing a total of ten.*
- *Additional information has also been provided in relation to how the Haresfoot Pantry would work in practical terms, giving confidence that this is a viable option for dealing with sustainability matters effectively.*

Previous Application Lighting Issues

1. Discussions/ Meeting at The Forum: A Brief Summary: A General Overview

It was concluded that with the inbuilt requirement for exterior lighting serving the development, it needs to be as sensitive as possible in this E2 Zone but safe in all respects, raising some inevitable inbuilt conundrums.

The main spine road/ connecting road lighting in principle represented a balance between safety and protecting the environment. There were concerns regarding the luminaire type by night and day. The lighting of the internal footpath links and around the development's perimeter /edges needed to be reviewed in conjunction with the car parking courtyards, balancing safety and the protecting the environment , and ensuring a subtle transition with the greenspace/ designated SANG, with the development's edges primarily reliant individual house exterior and internal lighting.*

An ideal environmental and safety solution was regarded as most difficult, with the need for pragmatism.

**important Note: The need for a copy of the relevant extracts of BS 5489 : Part 1: Lighting of roads and public amenity areas, as referred to by the submitted Lighting Report, remained outstanding.*

In reading the relevant submitted documents and how lighting was addressed, there was an overall lack of continuity and coherence between the documents rather than an expected seamless full interaction, with a general lack of a definitive holistic shared fully coordinated overview and over reliance upon the Lighting Assessment as the key document. It was unclear whether the authors of the various documents have fully taken into account each others documents, which is similarly applicable to the Lighting Assessment. It was also unclear/ doubtful whether there has been a night time visit by the authors of the respective documents, notwithstanding this was an expectation of the author of the Lighting Assessment.

In the latter respect there was no LigHting Assessment showing the effect of the current development and in a comparable analysis ,including upward light polluting building roof lights.

2. Ecological Implications (Identified Receptor around the SANG)

Comment

It was noted that Hertfordshire Ecology's response was outstanding.

With regard to the relationship with the approved SANG, the close proximity of exterior and interior lighting was an issue.

Being pragmatic, unlike the more isolated traditional wholly unlit Ashridge Tring Woodlands or Chipperfield Common, it was regarded to be difficult / not be feasible to create a wholly unlit physical separation/ transition between the SAC and the development.

It was noted :

'Consequently the character of the SAC will be a 'modern' pragmatic version of these, recognising that it cannot entirely replicate the characteristics of these very long established ' pre planning special sensitive ecological environments in E 0 / E 1 Zones , in terms of the effects of lighting.

Although taking a holistic view there has to be a realistic recognition that the new housing and natural setting of the SANG site would need to harmoniously coexist in a situation which cannot replicate the historical circumstances at Ashridge, Tring Woodlands or Chipperfield Common.

The physical transition between the development and the SANG with regard to the effects lighting not straightforward- as the lighting will be seen from the SANG.

The Ecological Report notes:

4.33 and 4.34 Ecology Report Importance .The confirmed presence of at least seven 'day roosts' of common and widespread bat species (common pipistrelle and brown long-eared). All bats and their roosts in the UK were previously fully protected under the Wildlife & Countryside Act 1981 (as amended). These roosts are of low conservation and ecological importance compared All of these roosts are of low conservation importance and of ecological importance at the Local level only.

5.23 In addition to the above, a sensitive external lighting scheme is recommended to be secured by way of condition to minimise adverse effects upon foraging and navigating bats, as well as other nocturnal wildlife. This will include the following: • Avoid illumination of woodland and existing tree belts • Avoid and minimise illumination of existing hedgerows • Where lighting is required within the Site, this will be kept to a minimum. Lighting principles provided within Bats and Artificial Lighting in the UK Guidance Note 08/18. • A soft landscaping buffer may be required to soften any illumination of the woodland and tree belt edges. This could be delivered through structural planting.

5.25 The Site is currently unlit. New artificial lighting of retained habitat during the construction and operational phases may lead to adverse disturbance impacts to bats and other nocturnal wildlife, with a reduction of use and diversity in these areas.

5.27 to 5.29 To minimise disturbance to badgers and other nocturnal animals arising from the operational phase of the development the lighting scheme for the Site will be sensitively designed so as not to illuminate retained vegetation or features which are likely to function as 'corridors' such as hedgerows. These measures would be secured by an appropriately worded planning condition and control of detailed landscape design, with management set out within the LEMP. With the implementation of the above mitigation measures, no residual effects are anticipated

6.4 Conclusion: Lighting Strategy Strategy: A sensitive lighting strategy will accompany the detailed layout, ensuring that dark corridors are maintained, and minimising light spill to retained and newly created habitats.

6.2.2. Where ecological receptors are sensitive to vertical light spill, vertical illumination grids have been created, the light levels based on the modelling do not exceed 0.4 Lux, keeping the light levels within the guidance given within GN08:2023'

Detailed Consideration of the Current Scheme by Reference to the Submitted Lighting Plan

It is understood that the road lighting will not be adopted.

This consideration is without the requested BS for Road Lighting from the Agent and HCC Highways.

Based upon other information available to the LPA an average of 10 lux is appropriate for domestic driveways, small car parks, traffic area for slow moving vehicles.

The lighting to the 20 mph main roadway network is reliant upon column based luminaires providing primarily 5 lux average (green annotation). Carefully chosen locations additional luminaires would increase the average, notwithstanding the benefits of the LED lamps for colour rendition.

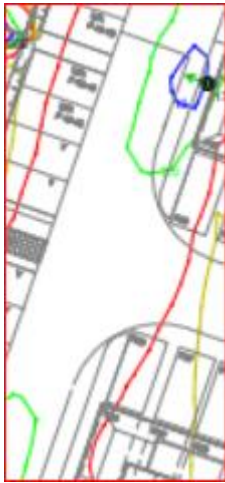
North Eastern and South Western Footpaths

The north eastern and south western footpaths are reliant upon house lighting. This reduces the effect of the lighting upon the adjoining green space but there are fundamental questions regarding pedestrian safety at night.

In addition the connecting footpath shown below has no luminaires, notwithstanding the well lit adjoining car parking area, albeit benefitting from being of substantial width:



The adjoining parking areas would also benefit from additional lighting:



The Community Hub Building and Associated Area

There is a need for more detailed approach to the exterior and interior lighting, with the large glazed area having a potentially significant environmental effect:



There is no structured approach to exterior lighting on the northern side of the building, to the adjoining parking or around its other edges and no associated footpath lighting, with resultant major concerns regarding personal safety and building security. Part of the Management Plan could address this with associated CCTV.

The nearby footpath system leading to/ linked to the Hub is also not subject to, in my opinion adequate lighting for pedestrian safety , including the main east – west meandering footpath axis , eg:



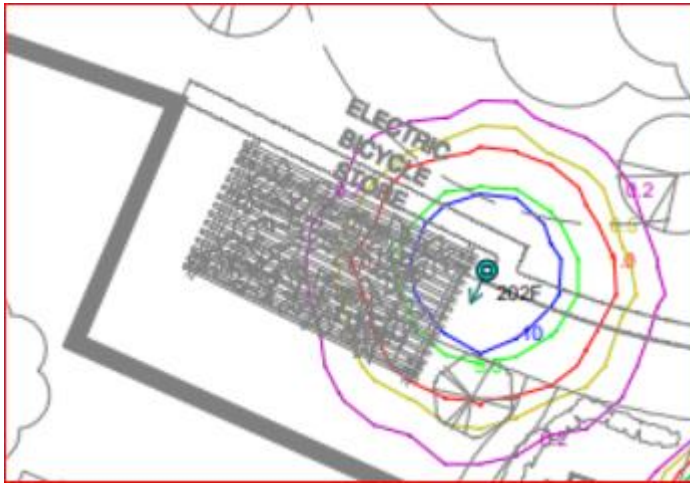
Bus Shelter

There is a need for need for a more detailed approach to lighting and confirmation within the Management Plan for the maintenance of its lighting in perpetuity (please see below).

*Establishment of a Management Company with responsibility for ongoing maintenance of open-space, play space and community hub building. To include the maintenance of **all the estate's** communal lighting (Utilities – external and internal lighting provisions, communal water both for the properties and externally for the grounds). It is noted that only bollard lighting is referred to under 'Utilities'.*

Cycle Store

Interpretation of the Plan refers to the role of a bollard light. In the interests of personal and building / cycle storage safety and security is a need a holistic consideration of external and external lighting in conjunction with CCTV (?), with no lighting around most of its perimeter and no footpath lighting along the footpath leading store.



Other Parts of the Western Part of the Site

With regard to the other parts of the western side of the site, the footpath (Plan 1) and the parking area (Plan 2) shown below would also benefit from additional lighting:

Plan 1

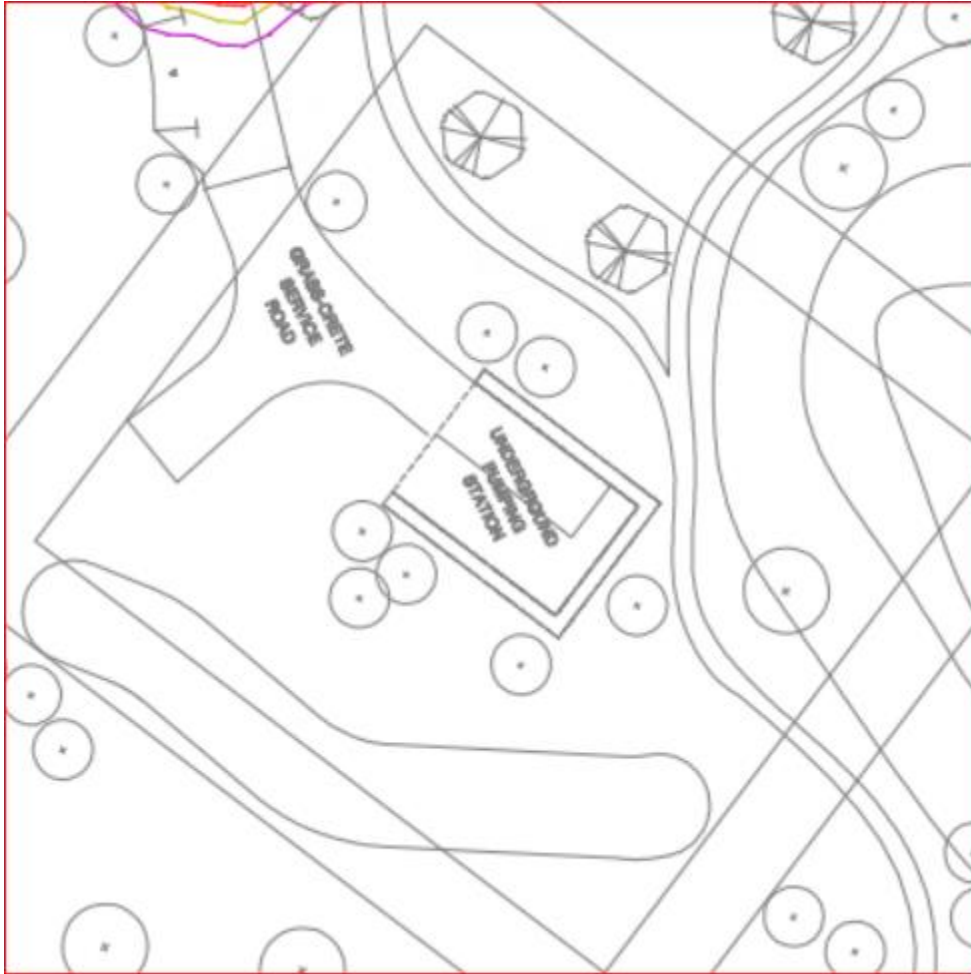


Plan 2



Other

It is noted that there is no exterior lighting for the service road and pumping station. Most utilities require some functional lighting.



Recommendation

As per the published report.

Item 5b

24/00782/FUL Demolition of existing buildings and construction of 7 dwellings with associated parking and landscaping.

Birchin Grove Farm Half Moon Lane Pepperstock Luton Hertfordshire LU1 4LL

Comments received from Herts Ecology

Apologies for the delay in sending this, but please find our comments attached:

Application No: [24/00782/FUL](#)

ECOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

Overall Recommendation:

- Further information required prior to determination.

Summary of Advice:

- Insufficient information on bats – dusk emergence surveys are required for B1 and B9.
- Informatives: Local Wildlife Sites, nesting birds, and “other protected species”.
- Pre-commencement badger check required – secured by Condition.
- HRA required.
- LEMP Condition in the absence of BNG.

Supporting documents:

- Ecological Appraisal ([Cherryfield](#), May 2024).

Comments:

The application site itself is of limited ecological importance, however there are multiple Local Wildlife Site's (LWS) adjacent to the site. An Ecological Appraisal has been carried out by [Cherryfield Ecology](#) (May 2024) whereby the site was assessed for it's potential to host protected/notable species.

The adjacent wildlife site's include Limekiln Plantation LWS to the west, Birchin Grove LWS to the northeast, and Birchin Grove Meadow to the east. I do not consider the proposals will have a detrimental impact on these adjacent wildlife sites, **however I advise the following informative should be added to any permission granted:**

All works, including vehicle movements, materials and waste, are kept strictly within the curtilage of the proposed development site and that under no circumstances should there be any detrimental physical impact to the adjacent Local Wildlife Site.

Bats: All buildings on site were assessed for their potential to hold a bat roost. B1 was confirmed as a bat roost which was owed to 10 bat droppings found within the loft void, and B9 was considered to have low potential which was owed to various roosting features present. Given the above and in line with The Bat Conservation Trust Guidelines (2023), full roost characterisation surveys (3 dusk emergence surveys) are required for B1, and one dusk emergence survey is required for B9. All other buildings on site were deemed to be of negligible potential for bats.

There is currently no evidence that the above surveys have been carried out, therefore I cannot advise determination of the application. **Consequently, I advise that B1 should be subject to three dusk emergence surveys, and B9, one dusk emergence survey.** These surveys can only be carried out when bats are active in the summer months between May and August, or September if the weather remains warm.

Presence/absence surveys **cannot be carried out or completed by condition.** As bats are classified as European Protected Species, sufficient information is required to be submitted to the LPA *prior to determination* - to enable it to consider the impact of the proposal on bats and discharges its legal obligations under the Conservation of Habitats and Species Regulations 2019 (as amended).

Consequently, the above surveys should be conducted, and a subsequent report should be submitted to the LPA for approval prior to determination.

Badgers: Whilst no evidence of badgers was found during the survey, the site was deemed to have moderate potential for badgers given the suitable habitat in the vicinity. The site itself has limited opportunities for sett excavating, however the boundary features which boarder the adjacent sites may be utilized. Given the proximity of these features to the development site, **I consider it reasonable to advise that a pre-commencement check for badgers should be undertaken by a**

suitably qualified ecologist prior to the works commencing, which should be a Condition of approval.

Nesting birds: A blackbird's nest was located in B8 during the ecological survey. All wild birds, their nests, eggs and young are afforded protection and in general terms it would be an offence to kill, injure or displace breeding birds and their young. **To reduce the risk of an offence being committed a precautionary approach is required and, consequently, I recommend the following Informative is added to any consent:**

"In order to protect breeding birds, their nests, eggs and young, demolition of the buildings should only be carried out during the period October to February inclusive. If this is not possible then a pre-development (i.e. no greater than 48 hours before clearance begins) search of the area should be made by a suitably experienced ecologist. If active nests are found, then works must be delayed until the birds have left the nest or professional ecological advice taken on how best to proceed".

Other protected species: I do not consider the development will have an impact on any reptile or great crested newt populations. However, in the unlikely event that these species, along with hedgehogs, are found during the works, **I advise the following informative should be added to any permission granted:**

“To avoid the killing or injuring of wildlife during development, best practice should keep any areas of grass as short as possible and any longer, ruderal vegetation should be cleared by hand. To avoid creating refugia that may be utilised by wildlife, materials should be carefully stored on-site on raised pallets and away from the boundary habitats. Any trenches on site should be covered at night or have ramps to ensure that any animals that enter can safely escape, and this is particularly important if excavations fill with water. Any open pipework with an outside diameter greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped”.

Chilterns Beechwoods SAC: The proposed development comprises the erection of seven dwellings. This suggests a net increase in residential accommodation. Given that the proposed development lies within the Chilterns Beechwoods Special Area of Conservation (SAC) ‘Zone of Influence’, the Habitats Regulations 2017 (as amended) apply and we recommend that as the competent authority, the Council must undertake a Habitats Regulations Assessment (HRA).

Effective mitigation will be best delivered by adopting the measures set out in the Council’s strategic mitigation plan and the payment of the appropriate tariff(s). The latter will contribute to the implementation of ‘strategic access management and mitigation measures’ (SAMMs) alongside the creation of suitable alternative natural green spaces’ (SANGs).

BNG: This application was submitted prior to 2nd April, therefore mandatory biodiversity net gain does not apply. However, the development will result in a net loss in biodiversity, and I consider in the absence of BNG, this should be compensated accordingly. **Consequently, I advise that a Landscape Ecological Management**

Plan (LEMP) should be submitted as a Condition of approval to ensure an uplift in biodiversity is achieved. This could be demonstrated by managing the adjacent grassland, or it could be achieved on site. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organization responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

Officer response

In the absence of bat emergence surveys and sufficient information to be sure that the three Natural England Licensing tests can be satisfied, Officers are of the view that the application cannot be determined at the present time.

Recommendation

The recommendation, therefore is that this application not be considered at this Development Management Committee but at a future DMC when this information, and any resulting conditions and / or obligations can be presented to Members.

Item 5c

24/01755/FUL Demolition of 43 existing garages and construction of 8 flats with associated parking and landscaping

Chenies Court Hemel Hempstead Hertfordshire

Further Representations

40 Arkley Court

It is already very congested in the area and extremely difficult to get in and out, especially during school pick up/drop off times and when there are events in the Woodhall Farm Community Centre. The area doesn't have enough space to cope with further properties. If anything, we need to look at increased parking facilities for residents only and try and ease congestion during school hours.

47 Chenies Court

This part of Woodhall Farm already has a lot of pressure on parking, in particular during the busy school drop off and collection periods and also when there is an event at the nearby community centre. Access through Arkley Road is already constrained during these peak periods, adding construction traffic during redevelopment will only compound this issue.

Additional flats will lead to further increases in the amount of vehicles parked in the area. The new allocated parking spaces are not within close proximity to any of the proposed developments and in all likelihood will not be used by anyone moving into these new flats when it is raining heavily or having a lot to carry back to their home.

Perhaps the developer could employ a bit of intellectual foresight and also simultaneously raise their green credentials by redeveloping the land into charging stations to encourage and benefit electric vehicle owners in the area? There are limited options for at home vehicle charging especially for the nearby flats' residents, dissuading any to go down the electric vehicle route.

1 Kipling Grove

The Woodhall Farm area is already severely congested, and additional housing developments will only exacerbate the problem. Existing roads, schools, and healthcare facilities are struggling to cope with the current population. It already takes over 40 minutes for residents to navigate local roads, particularly when trying to reach major routes such as the M1. Adding further developments without addressing the fundamental lack of infrastructure will make these issues worse, impacting residents' quality of life and creating a gridlock situation during peak hours.

Impact on Sustainable Development and Net Zero Goals

The UK is committed to achieving its net zero target, and yet this development appears to run counter to these ambitions. Rather than adding more buildings to an already densely populated area, which will increase traffic and pollution, the focus should be on creating sustainable communities that reduce carbon footprints. This development does not appear to include adequate provisions for renewable energy, sustainable transport links, or green spaces that would mitigate its environmental impact.

Need for Investment in Community Infrastructure

Instead of further residential developments, what the community desperately needs is investment in essential infrastructure such as:

- Healthcare: Local GP surgeries are already overstretched, and it is extremely difficult for residents to get timely appointments.
- Schools: Existing schools are at or above capacity, and new developments will put even more strain on the education system.
- Roads: The road network cannot support current levels of traffic, let alone any additional volume that new housing will bring. Immediate investment in road improvements and sustainable transport alternatives is needed to allow residents to travel efficiently, particularly to main routes like the M1.

Lack of Strategic Planning

There is a clear lack of strategic planning to accommodate the impact of these new homes. Without significant improvements to local infrastructure, the development will only add pressure to an area that is already struggling. A more holistic approach is needed - one that considers the long-term needs of the community and ensures that new developments are matched by investment in public services and transportation.

I strongly urge the planning authority to reconsider this proposal and prioritize investment in infrastructure that supports the existing community before adding new developments. Meeting the demands of today's residents should come before further expanding housing in an area that is already overstretched.

Recommendation

As per the published report.



DEVELOPMENT MANAGEMENT COMMITTEE

CASE OFFICER RESPONSE TO MEMBER QUESTIONS

Item 5a

24/01496/MFA Demolition of existing buildings and redevelopment of the site to provide 59 residential units (market and affordable), erection of a community hub building, sustainability measures together with associated landscaping, open space, parking, and highway improvement

Haresfoot Farm Chesham Road Berkhamsted Hertfordshire HP4 2SU

No questions received.

Item 5b

24/00782/FUL Demolition of existing buildings and construction of 7 dwellings with associated parking and landscaping.

Birchin Grove Farm Half Moon Lane Pepperstock Luton Hertfordshire LU1 4LL

No questions received.

Item 5c

**24/01755/FUL Demolition of 43 existing garages and construction of 8 flats
with associated parking and landscaping**

Chenies Court Hemel Hempstead Hertfordshire

No questions received.
