

ITEM NUMBER: 5a

24/02214/MFA	Construction of 19 Dwellings	
Site Address:	Land off Tring Road, Wilstone	
Applicant/Agent:	Rectory Homes Ltd	
Case Officer:	Robert Freeman	
Parish/Ward:	Tring Rural Parish	Tring West & Rural
Referral to Committee:	The application has been referred to the Development Management Committee given their previous refusal of planning applications for development on this site and at the request of Councillor Smith-Wright.	

1. RECOMMENDATION

- 1.1 That planning permission be **DELEGATED** with a view to **APPROVAL** subject to the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 (As Amended).
- 1.2 The planning obligation is required to secure affordable housing, off-site highway works, the management of open space and mitigation measures to off-set the impact of development on the Chilterns Beechwoods Special Area of Conservation.

2. SUMMARY

- 2.1 The Council does not have an appropriate supply of housing under the National Planning Policy Framework (NPPF) and therefore in accordance with paragraph 11 should grant planning permission unless the policies to protected areas or assets of particular importance in the NPPF would provide a strong reason for refusal of planning permission or the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of development.
- 2.2 The site is not located in a sensitive area as set out in the NPPF and limited harm would result to the character and appearance of the countryside as a result of this proposal. This does not provide a strong reason for refusing planning permission.
- 2.3 The adverse impacts of development do not significantly and demonstrably outweigh the benefits of the scheme including the economic and social benefits associated with new homes and affordable housing. These would support the sustainable development of the village of Wilstone in accordance with the NPPF.

3. SITE DESCRIPTION

- 3.1 The application site is located beyond the northern edge of the village of Wilstone and in the designated Rural Area. The application site is approximately 0.75 ha of land and forms part of a wider site extending to 1.57 ha of largely level agricultural fields between the residential units at Grange Road, Wilstone and the development at Wilstone Wharf.
- 3.2 The site is accessible via a newly formed priority T-junction approved as part of the development for 28 dwellings on the site. The site has been cleared and contains some partially completed dwellings.
- 3.3 Two storey residential units at Grange Road back onto the southern boundary of the application site and there are a number of single storey dwellings opposite the western site boundary marking the northern extent of the village. To the east of the application site are

further agricultural fields in arable use with allotments beyond. The site is physically constrained to the north by the Aylesbury Arm of the Grand Union Canal, although a number of previously developed sites to the north of the canal have been redeveloped for residential purposes.

4. BACKGROUND

- 4.1 The Development Management Committee considered planning application 20/01754/MFA (Construction of 28 residential dwellings (including 50% affordable housing) with access off Tring Road, including parking and garaging, creation of public open space, landscaping, and all enabling and ancillary works.) at the meeting of the 17th December 2020. The committee determined that the application should be refused contrary to the officer recommendation for the following reason:

“The proposed development, by reason of its scale and siting, would result in a disproportionate extension to the village and result in significant harm to the character and appearance of the countryside contrary to Policies CS1, CS2, CS7, CS10 and CS20 of the Core Strategy. Although the Council is not currently able to demonstrate a five year housing land supply, the Council is not satisfied that the benefits of allowing the development would clearly outweigh the harm to appearance of the countryside under paragraph 11 of the National Planning Policy Framework (NPPF) given that there would be a clear conflict with the requirements under paragraphs 77 and 78 of the NPPF”

- 4.2 The Development Management Committee subsequently determined to refuse planning application 4/00024/19/MFA (Construction of 15 dwellings, access, parking and associated landscaping) at the meeting of the 8th July 2021. The following reason for refusal was given:

“The principle of the proposed entry level housing, by reason of its scale and siting would result in significant harm to the character and appearance of the countryside contrary to Policies CS1, CS2, CS7, CS10 and CS20 of the Core Strategy. Although the Council is not able to demonstrate a five year housing land supply, the Council are not satisfied that the benefits of allowing development would clearly outweigh the harm to the appearance of the countryside under paragraph 11 of the National Planning Policy Framework (NPPF) given that there would be a clear conflict with the requirements of paragraphs 77 and 78 of the NPPF and given a lack of associated infrastructure within the village of Wilstone”

- 4.3 Planning application 20/01754/MFA was subsequently approved by the Planning Inspectorate under reference APP/A1910/W/21/3268082 (21/00003/REFU) on the 25th August 2021. The Inspector consider in this case that the harm to the surrounding countryside would be limited and would be clearly outweighed by the delivery of affordable housing (50%). The Inspector, in line with the Officer’s report, placed significant weight on the delivery of homes that met an identified need under the Tring Rural Parish Housing Needs Assessment in allowing the appeal.

- 4.4 The applicant commenced works on this development in breach of outstanding planning conditions thereto and prior to the publication of the Footprint Ecology report on the Chilterns Beechwoods Special Area of Conservation (SAC) and subsequent moratorium placed on the Council by Natural England.

- 4.5 Despite the subsequent approval of the Chilterns Beechwoods Mitigation Strategy, the applicants were not able to discharge outstanding pre-commencement conditions attached to planning permission 20/01754/MFA given the scale of development and its relationship of the site to Suitable Alternative Natural Greenspaces (SANG) This site would be located outside of the catchment area of the DBC SANG solutions and as such the adverse impact

on the SAC arising as a result of development could not be mitigated at this time This permission has since lapsed.

- 4.6 A further planning application (22/01040/ROC) for minor material amendment to this planning permission was recommended for approval by the Development Management Committee on the 11th August 2022. This was approved subject to mitigation being provided to address the impact of the proposals upon the SAC. As set out above the applicants are also not able to mitigate the impact of this development on the SAC given the siting of SANG solutions. This application has subsequently been withdrawn.
- 4.7 The applicants ceased work on the application site and have been seeking a way forward in discussions with the Council since the publication of the Chilterns Beechwoods Mitigation Strategy.
- 4.8 The Development Management Committee resolved to grant planning permission for the construction/retention of nine dwellings on the application site under planning permission 23/02655/FUL. This was granted planning permission on the 4th October 2024. The associated planning conditions were discharged in January 2025 (24/02609/DRC)

5. PROPOSAL

- 5.1 The application seeks planning permission for the construction of nineteen residential units, parking, landscaping, drainage and associated works on land off Tring Road, Wilstone.
- 5.2 The proposed include the provision of seven (7) affordable homes (37%) and incorporate six (6) residential units for affordable rent and a single shared ownership property.
- 5.3 The development would utilise the existing approved T junction access from Tring Road.
- 5.4 The following mix of housing is proposed

Tenure	Unit Type	Quantity
Affordable	1 Bed	4
Affordable	2 bed	3
Private	2 Bed	4
Private	3 Bed	2
Private	4 Bed +	6
Total		19

6. REPRESENTATIONS

Consultation responses

- 6.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

- 6.2 These are reproduced in full at Appendix B.

7. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (NPPF) (December 2024)

Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS2 – Selection of Development Sites
CS7 – Rural Area
CS8 – Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS17 - New Housing
CS18 - Mix of Housing
CS19 - Affordable Housing
CS20 – Rural Sites for Affordable Homes
CS23 – Social Infrastructure
CS26 - Green Infrastructure
CS27 – Quality of the Historic Environment
CS29 - Sustainable Design and Construction
CS30 – Sustainability Offsetting
CS31 - Water Management
CS32 - Air, Soil and Water Quality
CS35 - Infrastructure and Developer Contributions

Hertfordshire County Council Waste Core Strategy

Policy 1: Strategy for the Provision for Waste Management Facilities.
Policy 2: Waste Prevention and Reduction: &
Policy 12: Sustainable Design, Construction and Demolition.

Saved Policies of the Dacorum Borough Local Plan

Policy 10 - Optimising the use of urban land
Policy 12 - Infrastructure Provision and Phasing
Policy 13 - Planning Conditions and Obligations
Policy 18 - Size of New Dwellings
Policy 21 - Density of Residential Development
Policy 51 - Development and Transport Impacts
Policy 54 - Highway Design
Policy 58 - Private Parking Provision
Policy 99 - Preservation of Trees, Hedgerows and Woodland
Policy 118 - Important Archaeological Remains.
Appendix 3 - Layout and Design of Residential Areas

Supplementary Planning Guidance / Documents

Car Parking Standards (November 2020)
Chilterns Beechwoods Mitigation Strategy
Energy Efficiency & Conservation (June 2006)

8. CONSIDERATIONS

- 8.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 emphasises the role of the Council's planning policies by requiring that planning applications should be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 8.2 The statutory Development Plan for the Borough comprises the adopted Dacorum Core Strategy (2013), the saved policies and appendices of the Dacorum Borough Local Plan (2004) and adopted Supplementary Planning Documents and Guidance as set out in paragraph 7. The emerging Dacorum Local Plan to 2041, despite being subject to pre-submission consultation should be regarded as having very limited weight in this context and does not provide a material change in policy context since previous applications for the development of this site were considered. The main policy changes are those associated with changes to the National Planning Policy Framework (NPPF)

Principle of Development

- 8.3 The application site is on the edge of the village of Wilstone, a small village within the Rural Area and one to which residential development would not normally be encouraged under Policies CS1 and CS2 of the Core Strategy.
- 8.4 Policy CS1 of the Core Strategy directs development towards the large settlements in the Borough whilst Policy CS2 sets out that extensions to defined settlements in the Rural Area should only be considered in locations which are accessible, allow good transport connections and where the environmental assets, local character and landscape context would not be undermined. A primary objective will be the conservation of the rural character of settlements and the surrounding countryside.
- 8.5 The Core Strategy identifies Wilstone as a village within the Rural Area where there would be support for the provision of small-scale development for housing, employment and other purposes as set out in Policy CS7 of the Core Strategy, however both the development and its cumulative impact with the nine dwellings already approved on a wider site cannot be considered small scale. For this reason, the proposal would be contrary to Policies CS1, CS2 and CS7 of the Local Plan 1991-2011.

Impact on Rural Character and Appearance

- 8.6 The application site comprises part of a large field surrounded by hedges within which a modest level of development has already taken place since the approval of planning applications 20/01754/MFA and 23/02655/FUL. The open character and appearance of this field has been eroded and would be further eroded as a result of urbanisation in the event of the current proposals being approved
- 8.7 Public open space would be provided between the proposed dwellings and the canal softening the impact of development on the surrounding countryside, whilst existing hedgerows would be retained reducing the visual impact of the proposed works upon the wider countryside.

- 8.8 For these reasons, one cannot disagree with previous Inspectors¹ that the proposals although contrary to Policies CS1, CS2 and CS10 of the Core Strategy would be only moderately harmful to the character and appearance of the Rural Area.

Layout and Design

- 8.9 The overall scale and nature of the proposed development reflects that approved under planning application 20/01754/MFA and 22/01040/ROC with the mix of dwellings being a hybrid of these approvals. The only substantive changes are those relating to the provision of affordable housing across the site.
- 8.10 The village of Wilstone is largely characterised as being residential in nature with dwellings arranged in a linear form. An existing perimeter block of seven dwellings has been constructed to the north of the access road to the site and two dwellings are located to the south facing onto Tring Road. The proposals would be viewed in the context of Grange Road, a more modern cul-de-sac extending along the south western boundary of the site and against the existing detached and semi-detached residential units constructed on the field.
- 8.11 The proposed dwellings would be viewed against this more varied backdrop, including dwellings of different ages, styles and proportions. The dwellings would be similar in terms of their design, bulk, scale and use of materials to the approved units on the site and as a consequence would not appear significantly discordant in this context. For these reasons the proposed layout and design of the residential development is considered to be acceptable under Policy CS12 of the Core Strategy and Saved Policies 3 and 7 of the Local Plan 1991-2011.

Residential Amenity

- 8.12 The proposed layout of the development provides a range of dwellings and garden sizes that is consistent with the requirements in Saved Appendix 3 of the Local Plan 1991-2011 and results in adequate provision of internal and outdoor amenity space for future occupants of the development. The proposed layout and design of the development allows for the provision of private amenity space for all dwellings and provides satisfactory daylight and sunlight to the dwellings therein. The proposed layout is considered to be acceptable in accordance with Policy CS12 of the Core Strategy and Saved Appendix 3 of the Local Plan 1991-2011.
- 8.13 The proposed layout would not result in any significant harm to the residential amenity of neighbouring units in terms of daylight, sunlight, overlooking or over bearing impact. This relationship has previously been considered acceptable by the Planning Inspectorate and the Development Management Committee and would meet the standards set out in Saved Appendix 3 of the Local Plan 1991-2011.

Access and Parking

- 8.14 The proposed access arrangements to the site would utilise an approved T junction onto Tring Road. There are no objections to this arrangement from the County Council in their capacity as Highway authority.
- 8.15 The T junction provides appropriate visibility to Tring Road and is considered to be a safe means of access to the site in accordance with Policies CS8, CS9 and CS12 of the Core

¹ Decision by Mr Clarke in respect of appeal APP/A1910/W/21/3268082 (For the construction of 28 units on land off Tring Road, Wilstone)

Strategy. It is designed to accommodate the volume of traffic associated with this development and those previously approved on the site.

- 8.16 The subsequent approval of planning application 23/02195/FUL for the construction of nine units opposite the site took into account the access arrangements for the proposed development and the cumulative impact of the access points onto Tring Road and considered these arrangements to be safe. The cumulative traffic generation was considered to have an acceptable impact on the highways network in accordance with Policies CS9 and CS12 of the Core Strategy and Saved Policies 51 and 54 of the Local Plan 1991-2011. The proposed access reflects the design standards in the Hertfordshire County Council Planning, Movement and Design Guide and Car Parking Standards SPD (2020)
- 8.17 A sustainable travel contribution has already been paid in respect of the previous scheme for the construction of 28 dwellings on the site and any requirement for repayment was excluded under the legal agreement for the construction of nine dwellings (23/02655/FUL) This will continue to be applied to the current development to improve bus stop facilities in the village in accordance with Policies CS8 and CS35 of the Core Strategy. There is a need to secure the previously approved off-site footpath connection and crossing via a legal agreement in this case and to ensure its delivery prior to occupation of the development.
- 8.18 Parking spaces are provided within the development in the form of garages, driveways and off-plot parking spaces. The proposed 1 bed units would be provided a single space with all other dwellings having at least two parking spaces. The larger residential properties would be provided with double garages with parking provided for a further two vehicles upon the associated driveways. This would be consistent with the parking and access arrangements previously consented on the application site and would be broadly in accordance with the requirements in the Car Parking Standards SPD (2020)². Each dwelling would also be provided with EV Charging points in accordance with the Building Regulations and Car Parking Standards SPD (2020)

Affordable Homes

- 8.19 The NPPF identifies that in rural areas, planning policies and decisions should be responsive to local circumstances and support opportunities to bring forward rural exception sites that provide affordable housing that reflects local need. It states that these may be supported by some market housing if this facilitates the delivery of homes.
- 8.20 The NPPF establishes a threshold of ten dwellings at which affordable housing should be delivered. Policy CS19 of the Core Strategy sets out an expectation that on sites comprising ten or more dwellings there will be an expectation that 35% of all dwellings constructed should be affordable homes with judgements on the level, mix and tenure being guided by evidence of housing need.
- 8.21 The overall viability and deliverability of the development should also be considered in determining the appropriate level and type of affordable housing to be delivered on site.
- 8.22 Four affordable housing units have already been delivered upon the wider application site (44%) despite the proposals falling below the affordable housing threshold.

² The site is located in Accessibility Zone 3 where the following standards are applicable; 1 bed – 1.25 spaces, 2 bed – 1.5 spaces, 3 bed – 2.25 spaces, 4 bed+ - 3 spaces (based on allocated parking spaces) (reduced standards are applicable to unallocated parking zones)

- 8.23 The proposals have been amended during the determination of the application to remove three (3) First Homes. The proposals now seek to provide an additional seven (7) units of affordable housing (37%) with an emphasis on delivering small social rented units (1 and 2 bed) that would address the housing needs of the Parish. The size and tenure of affordable housing units on the site is supported under Policies CS18 and CS19 of the Core Strategy
- 8.24 The reduction in affordable housing on this scheme since its initial submission reflects the complex market conditions that Rectory Homes as a Small to Medium Size Housebuilder (SME) face and the difficulties in securing Register providers for the affordable homes currently being delivered on-site.
- 8.25 Despite this reduction in affordable housing, the scheme would still exceed the minimum requirement for 35% of affordable housing to be delivered under Policy CS19 of the Core Strategy both on site and cumulatively across the wider development parcel.

Chiltern Beechwoods Special Area of Conservation

- 8.26 The Chiltern Beechwood Special Area of Conservation Area (SAC) is an internationally recognised designation with habitats and species of significant ecological importance. The SAC comprises nine separate Sites in the Chiltern Hills and includes the Ashridge Commons and Woods SSSI. As well as being of clear ecological importance it draws visitors from a wide catchment area.
- 8.27 The Council has a legal duty under Regulation 63(5) of the Habitat Regulations to ensure that it does not grant permission to a plan or project until it has ascertained that it will not adversely affect the integrity of a protected site(s)
- 8.28 The Council adopted the Chiltens Beechwoods Mitigation Strategy to address the impact upon the SAC. The mitigation strategy involves developers providing a financial contribution towards the management and maintenance of access to the SAC (SAMM) and the payment of a financial contribution towards or direct provision of a Suitable Alternative Natural Green Space (SANG) In order to provide a suitable alternative to visiting the SAC, SANG sites are required to be within a reasonable catchment area of the proposed development to provide a genuine alternative recreational opportunity.
- 8.29 The application site is not located within the catchment area of Dacorum's Strategic SANG sites within the Borough (Bunkers Park and Chipperfield Common) and for this reason, the Council and the applicants have been unable to progress previous planning permissions for the construction of 28 dwellings on the application site.
- 8.30 The current proposals seek to utilise SANG within the neighbouring authority of Buckinghamshire County Council once available. Buckinghamshire County Council have agreed in principle to provide SANG credits to the development of this site at their Kingsbrook SANG site. An application for planning permission for this SANG site has been agreed in principle and the specific details are expected to be granted planning permission towards the end of March 2025 following the completion of an associated legal agreement. The Council will need to secure SAMM and SANG mitigation via a legal agreement prior to the commencement of development at the application site.
- 8.31 Given that the Kingsbrook SANG is deliverable within the life of the planning permission, it is reasonable for the LPA to secure this via a Grampian condition with the applicants expected to enter into a legal agreement with Buckinghamshire County Council to secure SANG credits.

Ecology and Biodiversity

- 8.32 A Preliminary Ecological Appraisal (PEA) by Daniel Ahern Ecology has been submitted with the application and this identifies that the site is generally considered to have a negligible to low potential as habitat for amphibians, terrestrial mammals and roosting bats. The site is further identified as having a low to moderate value for foraging bats and for breeding birds.
- 8.33 The PEA concludes that there would be no adverse impact on ecology and protected species as a result of development and the County Ecologist is in agreement with these conclusions. Subject to the inclusion of the suggested conditions there would be no significant harm to areas of ecological importance in accordance with Policies CS12 and CS26 of the Core Strategy.
- 8.34 Under Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024, there is a legal requirement to ensure that qualifying new developments will provide a 10% increase in biodiversity
- 8.35 The application includes an assessment of Biodiversity Net Gain which shows a substantial increase in the biodiversity value of the site of some 55%. This is primarily a result of a poor baseline for the site as arable land and the proposed planting of species rich hedgerow and additional trees thereon. These improvements in the biodiversity value of the site should be secured in perpetuity by condition as set out in the advice from Hertfordshire Ecology.

Flood Risk and Drainage

- 8.36 The application is currently subject to an objection from the Lead Local Flood Authority (LLFA) in respect of flood risk. The comments of the LLFA have been addressed through the submission of further information by the applicants and given the previous history of the application site (and the earlier approvals) it is considered likely that these objections will be removed. Further comments will be provided ahead of Development Management Committee.
- 8.37 The surface water run-off associated with the development has increased as a result of updated UK rainfall monitoring since the previous approvals for development on this site and as a consequence there has been a need to adapt the drainage strategy to incorporate a geo-cellular attenuation tank beneath the car parking area on the southern area of the site. If this is not acceptable to the LLFA, the attenuation pond at the northern end of the site could be increased without detriment to the overall appearance of the development.
- 8.38 Surface water run-off has the potential to result in overtopping of the adjacent canal as set out in the comments of the Canal and River Trust. Canal flooding is considered a very low risk as set out in the submitted response to the comments of the LLFA. It is noted that any discharge of water to the canal would require separate permission from the Canal and River Trust and thus they would need to be satisfied with the volume of any discharge thereto. There is confidence that adaptations to the drainage strategy can be made to accommodate surface water run-off should the concerns of the Canal and River Trust not be satisfied in discussions with them either in the form of additional geo-cellular storage or increasing the size of the attenuation basis. This would be finalised in detail via the discharge of drainage conditions.

Impact on Heritage Assets

- 8.39 In accordance with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council is required to have special regard to the desirability of preserving a listed building and its setting during the consideration and determination of planning applications.
- 8.40 Policy CS27 of the Core Strategy also seeks to ensure that development proposals favour the conservation of heritage assets. The integrity, setting and distinctiveness of both designated and non-designated heritage assets would be protected, conserved and where appropriate enhanced in accordance with this policy.
- 8.41 The bridge over the Grand Union Canal is a grade II listed structure. It is also subject to a weight restriction. There is no reason to suggest that the structural integrity of the bridge would be undermined as a result of development. The relationship between development and the bridge has not been fundamentally altered as a result of the current proposals and given the separation distance thereto, is not considered to be harmful to the heritage asset in this case. I cannot identify any harm to heritage assets as a result of development and accordingly there would be no objection to the proposals under the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and Policy CS27 of the Core Strategy.

Landscaping and Arboriculture Implications

- 8.42 The submitted Arboriculture Report has surveyed all the trees on and around the perimeter of the application site. It has identified a need to remove a single tree (T5 – Cracked Willow) with a U rating (Very Poor Specimen) A pedestrian path will also need to be constructed using a no dig cellular system given its location within the root protection area of a further tree (T1) in order to ensure that no detrimental impact will occur.
- 8.43 The proposals are not considered to result in any harm to trees at the site in accordance with Policy CS12, CS25 and CS26 of the Core Strategy and Saved Policy 99 of the Local Plan 1991-2011.
- 8.44 The Landscaping proposals for the site are considered to be appropriate and will be secured by a planning condition.

Noise and Air Quality

- 8.45 The Environmental Health team have indicated that the proposed development should be subject to noise and air quality assessments prior to determination. The site is, however, not located within a noise sensitive environment nor is the site nor the access road located within an area identified as being within an Air Quality Management Area.
- 8.46 Given these matters and the intended residential use of the proposals, I find that a noise assessment would be unreasonable; particularly given the circumstances and previous permission for development. It is noted that the previous application for development at the site was subject to a noise condition given commercial operations on the opposite side of the canal. The condition was discharged on the basis that the noise source (a commercial scaffold storage yard) had been redeveloped for residential purposes and therefore noise mitigation measures were considered unnecessary.
- 8.47 I also find that the requirement for an air quality assessment in relation to the proposals unreasonable given the limited vehicular movements arising from the development and the scale and nature of the proposals. No air quality assessment has previously been provided

in respect of the development of this site and there are no significant material changes in circumstances. The proposals are unlikely to diminish air quality to such an extent that Tring Road would require an air quality management plan to be established and should not prevent the development in this case.

Infrastructure

- 8.48 All new developments are expected to provide or contribute towards the provision of the on-site, local and strategic infrastructure needs required to support the development in accordance with Policy CS35 of the Core Strategy.
- 8.49 The dwellings on the site will be subject to the Community Infrastructure Levy (CIL) and the monies secured will be utilised to fund associated infrastructure. In addition to the payment of CIL, the applicants will also be expected to pay towards SAMM and SANG as set out in paragraph 8.26 and 8.27 of this report.
- 8.50 The applicants will also provide a pedestrian footpath within the site and crossing point to Tring Road consistent with the previous planning approvals on this site and in the interests of sustainable transport.
- 8.51 A legal agreement will be required under Section 106 of the Town and Country Planning Act 1990 (As Amended) in order to secure the provision of affordable housing, the provision and management of open space and associated off-site highway works. Such sums together with those due under the Community Infrastructure Levy would make appropriate contributions towards the cost of on-site, local and strategic infrastructure in accordance with Policies CS8, CS12, CS19 and CS35 of the Core Strategy.
- 8.52 The proposals do not give rise to any additional needs to support infrastructure under Policy CS35 of the Core Strategy. It has been confirmed that there is sufficient capacity within the sewerage system to accommodate a development of this scale (see consultation responses in Appendix A)

Sustainable Construction

- 8.53 The application does not set out specifically how the requirements of Policies CS28, CS29 and CS31 are to be addressed by this submission. Sustainable building design and construction are an essential part of the Council's response to the challenges of climate change, natural resource depletion, habitat loss and wider environmental and social issues and further information is necessary to confirm that these planning policy requirements have been met. This will be secured by condition.

Planning Balance

- 8.54 The Council is currently not able to demonstrate a five-year supply of housing land as required under paragraph 11 of the NPPF and as such a presumption in favour of new sustainable development is enacted.
- 8.55 The housing land position has been described as "dire" at around 1.03 years supply³ with a "chronic under supply of market and affordable housing" The Council in this scenario is obliged to grant planning permission for the development unless the policies in the NPPF provide a strong reason for the refusal of the case, or the adverse impacts of doing so

³ As set out within The Statement of Common Ground for the appeal for Land West of Leighton Buzzard Road (APP/A1910/W/24/3345435) The shortfall equates to at least 6,457 dwellings at 1st April 2024.

would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole.

- 8.56 The application site is not located within an area designated as a protected area or asset of particular importance under the NPPF (ie Green Belt or Chilterns National Landscape) There is a low level of harm identified in respect of the character and appearance of the countryside as per the conclusions of previous planning inspectors, but this does not provide a strong reason under the NPPF for the refusal of planning permission
- 8.57 The proposals would provide a mix of new homes and affordable homes supporting the vitality and viability of the village in accordance with Policies CS17, CS18 and CS19 of the Core Strategy and such benefits should be afforded significant weight in any planning decision. The affordable homes provided would meet an identified local need for housing of this size and tenure and must be weighed accordingly
- 8.58 In addition to the benefits of new housing, the proposals would also deliver an improved pedestrian access between the site and the village of Wilstone which in its own right is beneficial in improving matters of access and highways safety. It would also encourage the use of facilities such as the village hall thereby supporting its viability and health and well-being of residents.
- 8.59 The occupants of the development are likely to contribute towards the use of the village hall, shops and the public house albeit on a relatively small scale. This will deliver some small economic and social benefits to the village that must also be weighed in favour of development.
- 8.60 Substantial environmental benefits can be attributed to the increase in the biodiversity value of the site as per the submitted Biodiversity Net Gain Matrix; particularly as these would exceed the policy requirements under the Environment Act and NPPF.

9.0 CONCLUSION

- 9.1 Any adverse impacts arising from development would not outweigh the benefits of development set out above and having regard to the NPPF the delivery of homes and affordable housing units would tilt the balance in favour of the grant of planning permission.
- 9.2 The approval of the submitted development for nineteen units will allow for the completion of this historic development and resolve a current impasse with the unsatisfactory appearance of development on the site. The layout of the development is considered to be acceptable and although there would be some harm to the appearance of the countryside, this would be limited. This harm would be outweighed by the provision of housing and affordable housing and should be approved in accordance with paragraph 11 of the NPPF.
- 9.2 The Council statutory duties under the Habitat Regulations and the Planning (Listed Building and Conservation Areas) Act 1990 are considered to be met subject to securing appropriate mitigation in respect of the Chilterns Beechwoods SAC. A SANG solution has now been identified within the administrative area of Buckinghamshire County Council enabling development to be undertaken at the site.

10 RECOMMENDATION

- 10.1 That planning permission be **DELEGATED** with a view to **APPROVAL** subject to the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 and the following conditions.
- 10.2 That the following Heads of Terms are secured:
- The provision of 7 units (37%) for affordable housing
 - The provision of off-site and on site highway works including the provision of a pedestrian crossing and footpath connections between the village and the Grand Union Canal
 - Details of the long term management and maintenance of public open space including the provision of a habitat management plan
 - The provision of a SAMM contribution of some £17,363.72
 - The purchase of SANG credits from Buckinghamshire County Council in respect of the Kingsbrook SANG, Aylesbury

Condition(s) and Reason(s):

1. **The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

Plans

P220-LP-01 (Location Plan)
P220-SP-01 (Site Plan)
P220-SP-02 (Proposed Tenure Plan)
P220-SP-03 (Surface Finish and Boundary Treatment)
P220-SP-04 (Material Plan)
P-268-P1-2.01 (Plot 1 and 2 Elevations)
P-268-P1-2.02 (Plot 1 and 2 Floor Plans)
P-268-P3-6.01 (Plots 3-6 Elevations)
P-268-P3-6.02 (Plots 3-6 Floor Plans)
P-268-P7-9-01 (Plots 7-9 Elevations)
P-268-P7-9-02 (Plots 7-9 Floor Plans)
P-268-P10-01 (Plot 10 Elevation)
P-268-P10-02 (Plot 10 Floor Plans)
P-268-P11+16-01 (Plots 11 and 16 Elevations)
P-268-P11+16-02 (Plots 11 and 16 Floor Plans)
P-268-P12-13-01 (Plots 12 and 13 Elevations)
P-268-P12-13-02 (Plots 12 and 13 Floor Plans)
P-268-P14+19-01 (Plot 14 and 19 Elevation)
P-268-P14+19-02 (Plots 14 and 19 Floor Plans)
P-268-P15-01 (Plot 15 Elevation)
P-268-P15-02 (Plot 15 Floor Plan)
P-268-P17-01 (Plot 17 Elevation)
P-268-P17-02 (Plot 17 Floor Plan)

P-268-P18-01 (Plot 18 Elevation)
P-268-P18-02 (Plot 18 Floor Plan)
REC24574-11A Sheet 1 of 3 (Landscaping Plan)
REC24574-11A Sheet 2 of 3 (Landscaping Plan)
REC24574-11A Sheet 3 of 3 (Landscaping Plan)

Documents

Arboricultural Report (September 2024) by Sylva Consultancy
Flood Risk and Drainage Statement (September 2024) by Glanville
Heritage Assessment by Albion Archaeology
Landscape Management and Maintenance Plan (October 2023) by ACD
Environmental
Phase 1 and 2 Geo-Environmental Risk Assessment by Aviron dated October 2021
Preliminary Ecological Appraisal (October 2023) by Windrush Ecology Limited
Soft Landscaping Management and Maintenance Plan by acdenvironmental dated July 2024
Soft Landscaping Specification by acdenvironmental dated July 2024
Transport Technical Note (September 2024) by Glanville

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **The development hereby approved shall be constructed in accordance with the materials specified on drawing P220-SP-04.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS11 and CS12 of the Core Strategy.

4. **The development hereby approved, shall not be occupied, until the means of access, parking and circulation areas have been provided fully in accordance with drawings P220-SP-01.**

Reason: To ensure the provision and retention of adequate access and parking facilities for the site in accordance with Policies CS8 and CS12 of the Core Strategy.

5. **Notwithstanding the details submitted, no construction of the superstructure shall take place until full details of the hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority.**

These details shall include:

- means of enclosure, including the materials and/or hedging plants to be used for any enclosures, together with the location of any hedgehog gates;
- the provision of suitable controls to ensure that unauthorised access is not gained via the new development to land at the rear thereof,
- soft landscape works including a planting scheme with the number, size, species and position of trees, plants and shrubs;
- any exterior lighting works
- the siting and design of any bird boxes, bat boxes and other habitat creation
- minor artefacts and structures (sheds, lighting columns, benches etc) and
- A Landscape and Habitat Management Plan.

The planting must be carried out within one planting season of completing the development.

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 5 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a similar species, size and maturity.

The landscaping shall thereafter be maintained in accordance with the Landscaping and Habitat Management Plan.

Reason: To ensure the adequate landscaping of the site in accordance with Policies CS12, CS26 and CS29 of the Core Strategy.

- 6. No development shall take place until the measures for the protection of trees have been provided in accordance with the Arboricultural Report by Sylva Consulting dated September 2024. All protective measures shall remain in-situ and be free from the storage of construction material, plant and machinery for the duration of the construction period.**

Reason: To ensure the adequate protection of trees and landscaping features in accordance with Policy CS12 and Saved Policy 99 of the Local Plan 1991-2011.

- 7. The development granted by this notice must not begin unless a Biodiversity Gain Plan has been submitted to and approved in writing by the planning authority. The development shall thereafter be carried out in accordance with the approved Plan.**

Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

Reason: To ensure that the development provides biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) (or as subsequently amended), Policies CS26 and CS29 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2024). These details are required prior to commencement to ensure that the ecological and biodiversity enhancements can be achieved before construction works begin and to ensure statutory requirements are fulfilled.

- 8. Prior to the commencement of construction a method statement to safeguard reptiles during the ground works and construction phase should be submitted to the LPA for approval. The development should be carried out according to this plan.**

Reason: To ensure the adequate protection of protected species in accordance with the NPPF and Policy CS26 of the Core Strategy.

- 9. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:**

- a. Construction vehicle numbers, type, routing;**
- b. Access arrangements to the site;**
- c. Traffic management requirements;**
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);**
- e. Siting and details of wheel washing facilities;**
- f. Cleaning of site entrances, site tracks and the adjacent public highway;**

- g. Timing of construction activities (including delivery times and removal of waste); and**
- h. Provision of sufficient on-site parking prior to commencement of construction activities;**

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies CS8, CS9 and CS12 of the Core Strategy.

- 10 No development shall take place until a Site Waste Management Plan (SWMP) for the site/each phase of the development (use as necessary) has been submitted to the Local Planning Authority and approved in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste produced on site and should contain information including estimated types and quantities of waste to arise from construction and waste management actions for each waste type.**

The development shall be carried out in accordance with the approved SWMP.

Reason: To promote the sustainable management of waste arising's and contribution towards resource efficiency, in accordance with Policy 12 of the Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document (2012)

- 11. No construction of the superstructure shall take place until details of proposed sustainability measures within the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.**

Reason: To ensure the sustainable development of the site in accordance with the aims of Policies CS28 and CS29 of the Dacorum Borough Core Strategy (2013), the Sustainable Development Advice Note (2016) and Paragraphs 164 and 166 of the National Planning Policy Framework (2024).

- 12. No development shall take place until the suitable alternative natural greenspace (SANG) at Kingsbrook, Aylesbury has been secured through a legally binding agreement the full details of which shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the SANG has thereafter been provided.**

Reason: To safeguard the integrity of the Chiltern Beechwoods Special Area of Conservation in accordance with Regulation 63(5) of the Habitat Regulations and Policy CS26 of the Core Strategy.

- 13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out without the prior written approval of the Local Planning Authority:**

**Schedule 2 Part 1 Classes A, B and E
Schedule 2 Part 2 Class A**

Reason: To enable the Local Planning Authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality in accordance with Policy

CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 135 of the National Planning Policy Framework (2024).

NB – Additional Conditions will be required in accordance with the advice of the LLFA. These will be reported in the Addendum.

INFORMATIVES

HERTFORDSHIRE HIGHWAY

HCC recommends inclusion of the following highway informative / advisory note (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

AN) Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website:

www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx

AN) Agreement with Highway Authority: 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 road 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>

CONTAMINATION

Any contamination encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site. Works shall be temporarily suspended, unless otherwise agreed in writing during this process because the safe development and secure occupancy of the site lies with the developer.

CANALS AND RIVERS TRUST

1. The applicant/developer is advised to contact the Works Engineering Team on 0303 040 4040 in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".

2. The applicant is advised that any surface water discharge to the waterway will require prior consent from the Canal & River Trust. As the Trust is not a land drainage authority, such discharges are not granted as of right-where they are granted, they will usually be subject to completion of a commercial agreement. Please contact Chris Lee, Utilities surveyor (chris.lee@canalrivertrust.org.uk). For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
<p>Tring Rural Parish Council</p>	<p>We acknowledge that the application in question seeks to fulfil the remaining portion of previously granted planning permission. However, significant changes in the local context since this permission was granted necessitate a re-evaluation of the proposed developments impact.</p> <p>Notably, the recent approval and subsequent construction of nine houses directly opposite the site have substantially altered the dynamics of local traffic and access. The increased traffic from these new residences significantly strains the single-track canal bridge, a listed structure already under pressure from existing use. The additional load and frequent crossings not only pose a safety risk due to the bridge's limitations but also accelerate the wear and likely necessitate costly future repairs or modifications to manage the increased use.</p> <p>It is apparent that Dacorum Borough Council faces considerable pressure from central government to approve planning applications to meet ambitious housing targets. However, it is essential to consider the broader strategic context provided by the new Local Plan, which already accommodates substantial developments specifically the 1,400 homes at Marshcroft and 400 homes at New Mill in Tring. Given these significant allocations in nearby Tring, which are better suited to absorb and manage large-scale development due to their urban infrastructure, the rationale for further expanding housing in our smaller villages diminishes. The villages' capacity to handle more development without sacrificing their character and overburdening their infrastructure is severely limited. In our view, the new housing targets imposed by the Local Plan should be met through these allocated urban expansions rather than encroaching further into the rural and infrastructural constrained settings of our villages.</p> <p>In light of these considerations, we strongly advise against this development Wilstone. This approach not only takes into account the recent neighbouring application and also preserves the unique character and ecological balance of a rural area and aligns with a more sustainable and concentrated growth strategy in areas like Tring, which are better equipped to handle the housing Increases.</p>
<p>Councillor Smith-Wright</p>	<p>I appreciate this has been approved before. However, the climate and situation has changed considerably. We have a new nine house development approved opposite Rectory Homes, which is going to create a dangerous access for both developments. The increased traffic from these new residences significantly strains the single-track canal bridge, already under pressure.</p> <p>Also, the second change since this application was approved has been the new Local Plan which will accommodate substantial</p>

developments – specifically the 1,400 homes at Marshcroft and 400 homes at New Mill in Tring, which is better suited to absorb houses that expand our smaller villages.

It is for these two reasons that I would like to object to this application.

I am also writing to express my serious concerns regarding the proposed development of 19 homes in Wilstone. Coupled with the recent approval of additional housing on the opposite site, this development will significantly impact Wilstone village's infrastructure, environment, and character.

This application does not consider the increased housing burden on the village or the new Local Plan which highlights that new homes must be Eco-Friendly using Sustainable Community Design and infrastructure improvements to ensure sustainability and community well-being.

To achieve this homes should include triple-glazed windows, Integration of solar panels, heat pumps, and potential for energy storage systems to minimise carbon footprints. Will the developers use recycled materials, sustainably sourced timber, and use non-toxic finishes? Will there be Implemented systems for grey water recycling and rainwater harvesting alongside water efficient fixtures. Will the design of the gardens and green spaces promote biodiversity, including wildflower meadows, native plant species and create wild life corridors allowing creatures to move safely.

I see the only two sustainable features which is the inclusion of EV charges and bike storage. I don't feel this is good enough.

Also, the history of this site includes a prior rejection by Dacorum Borough Council for a proposal of 28 houses, based on non-compliance with local and national planning guidelines.

Although overturned on appeal, the foundational concerns that led to the original rejection particularly regarding traffic and environmental impact-remain unaddressed. The recent approvals of another 9 homes across the road intensify these issues, creating a potentially dangerous traffic situation and access junction on an already limited-access road adjacent to a single-track canal bridge.

The village roads, already under pressure, cannot sustain the additional burden of potentially 50+ more vehicles from the new and existing developments. These roads, which include narrow country lanes and weak bridges, are ill-equipped for the increased traffic and heavy construction vehicles, posing significant safety risks and logistical challenges.

The ongoing trend of placing small housing developments in the villages threatens the unique rural character and ecological balance of our area. Notably, Natural England has raised concerns regarding the proximity to the Chilterns Beechwoods SAC and the potential for significant environmental impacts, necessitating a more comprehensive assessment before any development proceeds.

	<p>The proposal suggests that contributions to a SANG in Kingsbrook, Aylesbury, would suffice as mitigation. However, this does not address the increased local footfall and the direct effects on our community. Mitigation strategies need to be local and specific to the impacted area to be truly effective or advantageous for local residents.</p> <p>Developers assert that the Dacorum Local Plan is still in early stages; however, a more restrictive plan has already been passed, (as noted regarding sustainable housing above) The approved Local Plan focuses on reduced development in rural areas to ensure sustainable growth and preservation of local character. The Local Plan also seeks to reduce reliance on cars, a goal contrary to this proposal given the significant distance from major transport links like Tring Station and lack of expansive or regular bus routes, which surely should be considered with social housing being proposed.</p> <p>The proposed development would further strain Wilstone's already overburdened sewage system and other local infrastructure. There is no local work, no school, only a small community run shop open on half days. A small pub and old community centre in need of remedial work. Severely inappropriate for disabled residents or people looking to live more sustainably.</p> <p>I strongly urge the officers and planning committee to reconsider the approval of these houses in this unsustainable location. It is crucial that any development in Wilstone respects the limited existing amenities.</p> <p>Homes must reflect resident's needs. They must be resilient homes that protect people for the future. Enhancements like an upgraded community centre or improved sewage facilities should be offered and incorporated considered essential components of any future developers to address community needs.</p>
<p>Hertfordshire County Council – Lead Local Flood Authority</p>	<p><u>Additional Information</u></p> <p>Comments awaited.</p> <p><u>Original Comments</u></p> <p>The site forms part of a wider scheme for 28 dwellings (20/01754/MFA) (granted on appeal) approved in August 2021. A 9 dwelling scheme located on part of the site has planning approval (23/02655/FUL) This planning application is for the remaining 19 units.</p> <p>Although the application follows an earlier approved scheme, the proposals do not address issues relating to flooding from all sources, surface water, groundwater, reservoir or artificial structures (canal) and provide an up to date drainage strategy.</p> <p>We object to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) and Drainage Strategy and supporting information relating to:</p>

- The development is at risk of surface water flooding and/or groundwater flooding
- The proposed drainage strategy is likely to increase the flood risk to the development and elsewhere
- The development is not in accordance with paragraph 163 of the NPPF, PPG or Core Strategy policies CS29 and CS31

Reason

To prevent flooding in accordance with the National Planning policy Framework paragraphs 173, 175 and 180 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water run-off from the site in a range of rainfall events and ensuring the SuDS proposed operate as designed for the lifetime of the development.

We will consider reviewing this objection if the following issues are adequately addressed.

1. The possible breach of the canal adjacent 'ditch' raised above the slab levels and reservoir represents a flood risk that must be properly addressed and appropriate mitigation provided. It is understood that the site was granted on appeal however this is a new application and must meet the requirements of the current NPPF and design standards.

2. Our previous response at this location has highlighted ponding of water on the site which could be surface water flooding and/or groundwater flooding. As the canal and adjacent ditch are higher than the site, it is highly likely that water is leaking into the site and there is no positive drainage out (except for the attenuation basin with pump at the northern end of the site) All sources of flooding and residual risks must be assessed and mitigated.

3. As per flood risk and drainage statement report catchment plan, only paved areas are considered for the run-off calculations, which would lead to underestimation of run-off to the proposed drainage system and increase flood risk to the proposed dwellings. The drainage strategy should be updated and include permeable areas as they will drain to the formal drainage network using appropriate allowances in the supporting calculations. All impermeable areas must be CV value of 1.

4. The supporting calculations must include scenarios using FEH13 or FEH22 rainfall parameters and include appropriate climate change allowances on the 3.33% AEP (30 years) and the 1% AEP (100 years)

5. The downstream development (as built) must be included in the drainage modelling with the updated scenario parameters (CV values, permeable areas and climate change) to assess the impact of this development. Finished floor levels of both proposed and existing houses must be shown on the drawing along with any depth and

	<p>extent of flooding expected from the drainage network. If the downstream development is now at risk of flooding we request that retrofit of additional measures are proposed.</p> <p>6. As the site relies on a surface water pumped outfall, failure of this infrastructure must be considered. We require evidence to show that a failure of the pump (for example electrical failure) for 24 hours can be stored on the site without leaving the boundary or impacting on any new vulnerable areas of development.</p> <p>Informative</p> <p>We would like the applicant to note that the drainage scheme and housing design will have to be designed considering uplift water pressure as the site has encountered very shallow groundwater.</p>
<p>Hertfordshire County Council – Ecology</p>	<p><u>Overall Recommendation:</u></p> <p>Application can be determined with Conditions and Informative listed</p> <p><u>Summary of Advice:</u></p> <ol style="list-style-type: none"> 1. No further surveys are required, given the recent history of the site. 2. There are no significant ecological constraints to the principle of the development. 3. Precautionary measures should be taken to safeguard reptiles and a sensitive lighting scheme should be implemented. 4. A statutory biodiversity metric has been submitted showing an onsite net gain. 5. The on-site enhancements should be considered significant. 6. The means by which the proposed habitats will be created and enhanced and for 30 years should be shown within a Habitat Management and Maintenance Plan (HMMP). 7. The above condition should include the use of the HMMP Template published by Natural England. 8. The retention and upkeep of the retained hedgerows should be secured. 9. Arrangements relating to SANGS and SAMMS to mitigate the harmful impacts from the increase in recreational pressure on the Chilterns Beechwoods SAC should be suitably secured. <p>Conditions suggested wording;</p> <ol style="list-style-type: none"> (a) A Reptile Method Statement. (b) A lighting design strategy for bats. (c), no removal of the existing hedgerows should take place without

the approval of the LPA.

Supporting documents:

I have made use of the following documents in providing this advice:

- Preliminary Ecological Appraisal, by Daniel Ahern Ecology Ltd.
Date: 5th September 2024

ECOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

Protected Species:

The ecological report is a Preliminary Ecological Assessment and not an ecological impact assessment – and presumably as a consequence of this outlines no mitigation measures. However, it does assess the site to be of negligible to low value for most protected species and concludes that (1) no further surveys are required, given the recent history of the site I have no reason to dispute this finding (but note mitigation below).

Habitats:

The site was previously an area of arable land, but. It has since been cleared for development and the present base line consists of areas of Sparsely vegetated land and recently colonised neutral grassland, The most significant onsite habitat being the boundary hedgerows.

Consequently, (2) I am not aware of any significant ecological constraints to the principle of the development.

Mitigation

The report does assess that for reptiles the site has moderate potential and that it is likely to be used by foraging and commuting bats I advise (3) precautionary measures to safeguard reptiles and a sensitive lighting scheme to ensure the natural behaviour of bats is not negatively impacted. Unlike the adjacent proposal for 9 houses by the same developer (Rectory Homes) the ecological report submitted with the current application does not outline mitigation measures. As a result, I advise these should be secured by **Condition**, such as below or similar:

(a) *“Reptile Method Statement: Prior commencement, a method statement outlining unlicensed measures to safeguard reptiles during the ground works and construction phase should be submitted to the LPA for approval. The development should be carried out according to this plan.”*

(b) *“A lighting design strategy for bats shall be submitted to and approved in writing by the LPA. It should accurately identify the features/areas of interest and the maximal illumination of these areas that will not compromise their existing use by bats. This should be*

shown in suitable contour plans and charts and accord with best practice (Guidance Note 08/10: Bats and artificial lighting in the UK, (BCT & ILP, 2018.). No external lighting should be allowed to exceed these limits, unless agreed with by the LPA, either during (if important for long-term construction projects) or post-development.”

Biodiversity net gain:

This is calculated on the original base line when the site was an arable field, this is justified within the report by a concern that basing the metric on existing habitats would undervaluing the site relative to the previous assessment by Windrush ecology. Given the present predominance of developed surfaces relative to the area of medium distinctiveness neutral grassland which has since developed on the site, I accept the use of the original base line does create a higher base line value.

(4) A statutory biodiversity metric has been submitted using this previous base line and showing an onsite net gain of 0.9 area BU (54.98%) and 468.12 in hedgerow BU (42.6%). The metric calculations meet the trading rules.

Whilst the biodiversity gain condition is a post determination matter, the present information and habitat opportunity within the outline landscaping plan allows the LPA reasonable confidence that the general Biodiversity Condition will be discharged. The **Biodiversity Net Gain Plan** should be prepared in accordance with the approved metric, and I advise this element is secured by **Condition**.

Significant Onsite Enhancement:

The proposed BNG includes an area to the north of the site where the majority of the biodiversity net gain is concentrated. This includes areas of medium distinctiveness habitats. As a result, (5) I advise that the On-Site enhancements should be considered Significant and should be secured by either a condition subject to which the planning permission is granted, a planning obligation, for at least 30 years after the development is complete.

Habitat Management and Maintenance Plan (HMMP):

I advise the means by which the Proposed habitats will be created and enhanced (the capital works) and then managed for 30 years should be shown within a (d) Habitat Management and Maintenance Plan (HMMP) and secured by condition. (7) I would also advise that the condition includes the use of the HMMP Template published by Natural England.

Retained habitats:

The retained habitats include the hedgerows. The loss of these would

	<p>result in a net loss in hedgerow biodiversity units. Consequently. (8) I advise that their retention and up-keep of the retained hedgerows is secured, I advise the following Condition</p> <p style="text-align: center;"><i>(e) "Retained hedgerows: For a period of 30 years from the completion of the development, no removal of the existing hedgerows should take place without the approval of the LPA"</i></p> <p><u>Chilterns Beechwoods SAC:</u></p> <p>The proposed development will result in a net increase in residential accommodation. (9) In order to mitigate the harmful impacts from this increase in recreational pressure on the SAC, arrangements relating to SANGS and SAMMS are outlined in the planning Statement. These will need to be suitably Secured.</p>
Hertfordshire Highways	<p>Recommendation</p> <p>Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:</p> <p>1. Provision of Internal Access Roads, Parking & Servicing Areas</p> <p>Prior to the first occupation of the development hereby permitted the proposed internal access roads, on-site car parking and turning areas shall be laid out, demarcated, surfaced and drained in accordance with the approved plans and retained thereafter available for that specific use.</p> <p>Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).</p> <p>2. Construction Management Plan</p> <p>No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:</p> <ul style="list-style-type: none"> a. Construction vehicle numbers, type, routing; b. Access arrangements to the site; c. Traffic management requirements; d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas); e. Siting and details of wheel washing facilities; f. Cleaning of site entrances, site tracks and the adjacent public highway; g. Timing of construction activities (including delivery times and removal of waste); and h. Provision of sufficient on-site parking prior to commencement of construction activities;

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

Comments / Analysis

The proposal comprises of the construction of 19 residential dwellings on land off Tring Road, Wilstone. Tring Road is designated as an unclassified local access road and highway maintainable at public expense. Tring Road is subject to a speed limit of 30mph to the south of the site through the village and subject to a speed limit of 60mph fronting most of the site. Public footpath Tring Rural 029 runs through the site, close to its south-eastern boundary. Access The proposals include the utilization of a previously approved new simple priority junction with Tring Road (approved as part of planning application 20/01754/MFA and also subsequently included as part of planning application 23/02655/FUL), which would then provide access to the previously approved dwellings in addition to the additional dwellings proposed as part of this application.

The proposed access arrangements include an extension to the previously approved 5.5m wide carriageway in addition to footways. The proposed carriage design is of an acceptable width to enable two vehicles to pass one another and the general designs are acceptable. The access arrangements would enable emergency vehicle access to within 45 metres from all dwellings. This adheres to guidelines as recommended in MfS, Roads in Hertfordshire; Highway Design Guide and Building Regulations 2010: Fire Safety Approved Document B Vol 1 – Dwellinghouses (and subsequent updates). Whilst there does not appear to any issues in this respect, Dacorum Borough Council as Refuse Collection Authority would need to be satisfied with the proposals in respect to refuse / recycling collection.

The proposals provide pedestrian links from within the site to public footpath Tring Rural 029, which would be supported to maximise pedestrian permeability through the site. It would be recommended that the rights of way officer for Dacorum (Clayton.rae@dacorum.gov.uk) is consulted for any additional comments, recommendations or objections he may have in respect of the public footpath. The proposed dwellings would also utilise the previously approved necessary off-site highway works secured as part of the previous application including the new bellmouth access, extension to the existing highway pedestrian footpath and uncontrolled crossing point across Tring Road (made up of pedestrian dropped kerbs and tactile paving).

The proposals are therefore considered to be acceptable in respect of pedestrian accessibility and in accordance with LTP4 and the NPPF. To note: The applicant would need to enter into a Section 278 Agreement in relation to the necessary off-site highway works (linked to the previous applications).

Car Parking

	<p>The proposal includes the provision of 32 on-site car parking spaces for the proposed dwellings, of which there would not be an objection to from the Highway Authority's perspective. Dacorum Borough Council (DBC) as the parking and planning authority for the district would ultimately should be satisfied with the overall level and type of parking to accord with DBC's PSSPD. An appropriate level of electric vehicle parking would need to be provided to ensure that the proposals are in accordance with Hertfordshire's Local Transport Plan and the PSSPD.</p> <p>Trip Generation</p> <p>Following consideration of the size of the proposals, the impact on the operation of the surrounding highway network from the trip generation perspective would be considered to be acceptable and not a reason to recommend refusal from a highways perspective.</p> <p>Planning Obligations</p> <p>Section 106 contributions towards the upgrading of the bus stop within the village has previously been secured as part of applications 20/01754/MFA and 23/02655/FUL - fulfilled dependent on which planning permission is taken forward. This development is situated within DBC's Community Infrastructure Levy (CIL) area.</p> <p>Therefore contributions towards local transports schemes as outlined in HCC's South-West Growth & Transport Plan would be sought via CIL if appropriate. Conclusion HCC as Highway Authority has considered that the proposal is unlikely to have an unreasonable or significant impact on the safety and operation of the nearest highway. HCC has no objections on highway grounds to the granting of planning permission, subject to the above conditions and informatives (and comments in respect to the s278 works linked to previous applications)</p>
<p>HCC – Minerals and Waste</p>	<p><u>Minerals</u></p> <p>In relation to minerals, the site is not located within the 'Sand and Gravel Belt' or a Mineral Resource Block, as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. The Minerals Resource Blocks are regarded as the most viable areas for future mineral extraction in the county. British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the application site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.</p> <p><u>Waste</u></p> <p>Government policy seeks to ensure that all planning authorities take responsibility for waste management. This is reflected in the County Council's adopted waste Development Plan Documents (DPDs). In particular, these documents seek to promote the sustainable management of waste in the county and encourage Local Planning</p>

Authorities to have regard to the potential for minimising waste generated by development.

The National Planning Policy for Waste (October 2014) sets out the following:

'When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- the likely impact of proposed, non- waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities;
- new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service;
- the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities, and minimises off-site disposal.'

The supporting documents to this application make no reference to the adopted Waste Core Strategy and Development Management Policies DPD (2012). The policies in the adopted DPD (2012) that relate to this proposal, and which must be considered by the Local Planning Authority in determining the application, include

Policy 1: Strategy for the Provision for Waste Management Facilities (namely the penultimate paragraph of the policy) and
Policy 12: Sustainable Design, Construction and Demolition.

Many of the policy requirements can be met through the imposition of planning conditions.

As a general point, built development should have regard to the overall infrastructure required to support it, including where appropriate a sufficient number of waste storage areas that should be integrated accordingly and facilitate the separate storage of recyclable wastes.

The Waste Planning Authority would expect to see a SWMP prepared to support this application. The SWMP must be prepared and agreed in consultation with the Waste Planning Authority prior to commencement of the project. The SWMP must be implemented throughout the duration of the project, from initial site preparation works to final completion of the construction phase.

By preparing a SWMP prior to commencement, early decisions can be made relating to the management of waste arising's and building supplies made from recycled and secondary materials can be sourced, to help alleviate the demand for primary materials such as

virgin sand and gravel. Early planning for waste arising's will help to establish what types of containers/skips are required for the project and when segregation would be best implemented for various waste streams. It will also help in determining the costs of removing waste from the site.

As a minimum, the SWMP should include the following:

Project and People

- Identification of the client
- Identification of the Principal Contractor
- Identification of the person who drafted the SWMP
- Location of the site
- An estimated cost of the project
- Declaration that the client and contractor will comply with the requirements of Duty of care that materials will be handled efficiently and waste managed appropriately (Section 34 of Environmental Protection Act 1990 and Environmental Protection (Duty of Care) Regs 1991)

Estimating Waste

- A description of the types of waste that are expected to arise on site (recorded through the use of 6-digit European Waste Catalogue codes) and an estimated quantity for each of the types (in tonnes)
- Waste management actions for each waste type (i.e., will the waste be re-used or recycled (on-site or off-site?), recovered or disposed of)

Space for Later Recordings

- Space for the recording of actual figures against the estimated figures
- Space for the recording and identification of those responsible for removing the waste from site and details of the sites they will be taking it to
- Space to record explanations for any deviations from what has been set out in the SWMP, including explanations for differences in actual waste arising's compared to the estimates

As no SWMP has been produced in support of this application, the Waste Planning Authority request the following pre-commencement condition be attached to any approved planning application:

Condition:

No development shall take place until a Site Waste Management Plan (SWMP) for the site/each phase of the development (use as necessary) has been submitted to the Local Planning Authority and approved in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste produced on site and should contain information including estimated types and quantities of waste to arise from construction and waste management actions for each waste type.

The development shall be carried out in accordance with the approved

	<p>SWMP.</p> <p>Reason: To promote the sustainable management of waste arising and contribution towards resource efficiency, in accordance with Policy 12 of the Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document (2012)</p> <p>.</p>
Affordable Housing	<p>I have had a look at the revised proposal, we would find this removal of the first homes on site acceptable provided that the applicants can confirm that the Affordable rented proportion of the dwellings will be genuinely affordable rent at either Dacorum Affordable (60% of market rent) or Social Rent.</p>
Environmental Health – Noise and Pollution	<p>Given the site is a major development in the immediate vicinity of existing residential properties we would expect to see a Noise Impact Assessment before making a decision.</p> <p>Furthermore there doesn't appear to be air quality assessments or a construction management plan, which we'd expect to see. The CMP may be able to wait until prior to commencement, but noise and AQ we would expect prior to determination.</p> <p>Please note for the developers awareness in relation to Air Quality, this department does not accept the use of the EPUK Guidance on air quality assessments, any major development that is adding more vehicles and therefore emissions onto our road networks is considered to be significant and will require mitigation or offsetting.</p>
Trees and Woodlands Officer	<p>According to the information submitted no trees of significant landscape value or amenity will be detrimentally affected by the development. Subsequently I have no objections to the application being approved.</p> <p>It appears the applicant has submitted information relating to planting maintenance no specific planting scheme has been submitted indicating location and species. As such, I require a condition being placed, if minded to grant consent, requiring the applicant to submit details of species, location and size of all new trees proposed on the site.</p>
Canal and River Trust	<p>We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.</p> <p>The main issues relevant to the Trust as statutory consultee on this application are:</p> <ol style="list-style-type: none"> a) The impact on the character, appearance, and heritage of the waterway. b) The impact on the structural integrity of the canal due to the

proximity of the proposed works and drainage proposals.

c) Accessibility.

d) Possible mitigation measures as a result of flooding from Startops Reservoir

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is to advise that additional/amended information and suitably worded conditions are necessary to address these matters. .

Our advice and comments follow:

Drainage With regards to the above application the Trust previously sought further details in relation to the water discharge from the site and queried whether it would eventually enter into the Aylesbury arm of the Grand Union Canal. If confirmed that surface water would ultimately enter the canal it was requested that the Trust be advised in order that we can be aware of a possible increase in discharge. It is understood that under a separate planning application (your ref:20/01754/MFA) it was clarified that the ditch does outfall into the canal and the Trust confirmed that the detail provided in relation to that application was acceptable. That detail included information in relation to pollution prevention measures and the maintenance and management of the drainage system, including the ditch and headwall.

The Flood Risk Assessment (FRA) submitted for this current planning application states that the drainage strategy for the site will follow the approved drainage strategy. However, the FRA and drainage plans indicate that the greenfield run off rate of 7.3l/s has been calculated. This differs to the previously approved scheme which indicated a greenfield runoff rate of 6.8l/s.

The Aylesbury Arm that is very prone to overtopping and has a low freeboard during winter months especially, with limited options for controlling the water levels. The Trust would therefore need to assess any changes with any increase over the greenfield runoff rate likely to need a redesign to at least match, or preferably, better that rate.

The applicant/developer should therefore provide further clarification on the drainage strategy for the site to ensure that any impacts can be properly quantified and assessed and details of any necessary mitigation measures considered.

The applicant/developer is also advised to discuss any changes to the surface water drainage strategy with the Trust's Utilities Surveyor to discuss any agreements that may be required. Details are as per the informative below.

The impact on the character, appearance and heritage of the waterway.

The proposals seek to amend the house types approved as part of a previous scheme for the site which was allowed at appeal. (LPA ref:

	<p>20/01754/MFA). Whilst the changes proposed would increase the footprint and overall bulk of some of the proposed dwellings, they would still be set back significantly from the canal boundary. Considering this, the retention of existing planting and commitment to new planting the visual impact of the development when viewed from the canal corridor would not be significantly altered from that of the approved scheme.</p> <p><u>Possible mitigation measures as a result of flooding from Startops Reservoir</u></p> <p>The site falls within the inundation zone of the Startops Reservoir, which is located to the south west of the site rather than Wilstone Reservoir as mentioned in the FRA. The possible breach of the reservoir therefore represents a flood risk that must be properly considered by the developer under paragraph 167 of the NPPF which states that the development should be appropriately flood resistant and resilient with any residual risk safely managed.</p> <p>The applicant’s flood risk assessment acknowledges that the site is at risk from overtopping or a breach but considers the risk to be low. As advised previously, it may be possible to make the development more appropriately flood resistant and resilient by incorporating a low bund as part of the landscaping proposals around the eastern perimeter of the site to deflect the flow of any flood water towards the canal. This matter could be addressed by condition</p> <p>Should planning permission be granted we requires that the following informative is/informatives are appended to the Decision Notice</p> <ol style="list-style-type: none"> 1. The applicant/developer is advised to contact the Canal and River Trust Works Engineering Team in order to ensure that any necessary consents are obtained and that the works comply with the Canal and River Trusts “Code of Practice for Works affecting the Canal and River Trust” 2. The applicant is advised that any surface water discharge to the waterway will require prior consent from the Canal and River Trust. As the Trust is not a land drainage authority such discharges ae not granted as of right – where they are granted they will usually be subject to the completion of a commercial agreement, Please contact Chris Lee, Utilities Surveyor to discuss this further.
<p>Natural England</p>	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>NATURAL ENGLAND’S ADVICE</p> <p>OBJECTION - FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES - DEVELOPMENT WITHIN 12.6 KILOMETRES OF CHILTERN’S BEECHWOODS SPECIAL AREA OF CONSERVATION (SAC) WITHIN 12.6 KILOMETRES</p>

Between 500 metres to 12.6km from Chilterns Beechwoods SAC, a Habitats Regulations Assessment is required to determine Likely Significant Effect. Mitigation measures will be necessary to rule out adverse effects on integrity:

- Provision of Suitable Alternative Natural Greenspace (SANG) or financial contributions towards a strategic SANG.
- Financial contributions towards the Strategic Access Management and Monitoring (SAMM) strategy.

Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.

Please re-consult Natural England once this information has been obtained.

When there is sufficient scientific uncertainty about the likely effects of the planning application under consideration, the precautionary principle is applied to fully protect the qualifying features of the European Site designated under the Habitats Directive.

Footprint Ecology carried out research in 2021 on the impacts of recreational and urban growth at Chilterns Beechwoods Special Area of Conservation (SAC), in particular Ashridge Commons and Woods Site of Special Scientific Interest (SSSI). Due to this new evidence, Natural England recognises that new housing within 12.6km of the internationally designated Chilterns Beechwoods SAC can be expected to result in an increase in recreation pressure.

The 12.6km zone proposed within the evidence base carried out by Footprint Ecology represents the core area around Ashridge Commons and Woods SSSI where increases in the number of residential properties will require Habitats Regulations Assessment. Mitigation measures will be necessary to rule out adverse effects on the integrity of the SAC from the cumulative impacts of development.

In addition Footprint Ecology identified that an exclusion zone of within 500m of the SAC boundary was necessary as evidence indicates that mitigation measures are unlikely to protect the integrity of the SAC.

Impacts to the SAC as a result of increasing recreation pressure are varied and have long been a concern. The report identified several ways in which public access and disturbance can have an impact upon the conservation interest of the site, these included:

- Damage: encompassing trampling and vegetation wear, soil compaction and erosion;
- Contamination: including nutrient enrichment (e.g. dog fouling), litter, invasive species;
- Fire: increased incidence and risk of fire; and
- Other: all other impacts, including harvesting and activities associated with site management.

In light of the new evidence relating to the recreation impact zone of influence, planning authorities must apply the requirements of Regulation 63 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, to housing development

within 12.6km of the SAC boundary. The authority must decide whether a particular proposal, alone or in combination with other plans or projects, would be likely to have a significant effect on the SAC.

Natural England are working alongside all the involved parties in order to achieve a Strategic Solution that brings benefits to both the SAC and the local area to deliver high quality mitigation.

Once the strategy has been formalised all net new dwellings within the 500m - 12.6km zone of influence will be expected to pay financial contributions towards the formal strategy.

Consequently, it is Natural England's view that the planning authority will not be able to ascertain that this proposed development as it is currently submitted would not adversely affect the integrity of the SAC.

In combination with other plans and projects, the development would be likely to contribute to a deterioration of the quality of the habitat by reason of increased access to the site including access for general recreation and dog-walking. There being alternative solutions to the proposal and there being no imperative reasons of overriding public interest to allow the proposal, despite a negative assessment, the proposal will not pass the tests of Regulation 64.

We would like to draw your attention to a recent appeal for St Leonard's Church Hall (Ref: APP/X0415/W/21/3278072) dated 1 March 2022. The appeal relates to net development within 12.6km of Chilterns Beechwoods SAC and was dismissed. The appeal decision is attached in Annex A.

Protected Landscapes – Chilterns Beechwoods AONB

The proposed development is located within a proposed area of search which Natural England is considering as a possible boundary variation to the Chilterns Area of Outstanding Natural Beauty (AONB). Although the assessment process does not confer any additional planning protection, the impact of the proposal on the natural beauty of this area may be a material consideration in the determination of the development proposal.) Natural England considers the Chilterns to be a valued landscape in line with paragraph 174 of the National Planning Policy Framework (NPPF).

Furthermore, paragraph 176 of the NPPF states that development in the settings of AONBs should be sensitively located and designed to avoid or minimise impacts on the designated areas. An assessment of the landscape and visual impacts of the proposal on this area should therefore be undertaken, with opportunities taken to avoid or minimise impacts on the landscape and secure enhancement opportunities. Any development should reflect or enhance the intrinsic character and natural beauty of the area and be in line with relevant development plan policies.

An extension to an existing AONB is formally designated once a variation Order, made by Natural England, is confirmed by the Defra Secretary of State. Following the issue of the designation order by

Natural England, but prior to confirmation by the Secretary of State, any area that is subject to a variation Order would carry great weight as a material consideration in planning decisions.

For more information about the boundary review process, please read these Frequently Asked Questions.

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex B

Annex A – Appeal Decision

Annex B

Natural England offers the following additional advice:

Landscape

Paragraph 174 of the [National Planning Policy Framework](#) (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 174 and 175). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#) Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on

protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 175 and 179 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)².

Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

1 <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

2 <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. Development also provides opportunities to secure wider environmental gains, as outlined in the NPPF (paragraphs 8, 73, 104, 120, 174, 175 and 180). We advise you to follow the mitigation hierarchy as set out in paragraph 180 of the NPPF and firstly consider what existing environmental features on and

around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures.

Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

Natural England's [Biodiversity Metric 3.0](#) may be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Biodiversity Metric 3.0](#) and is designed for use where certain criteria are met. It is available as a beta test version.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Biodiversity Metric 3.0](#) and is available as a beta test version.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure.

	<p>Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.</p> <p>Rights of Way, Access land, Coastal access and National Trails Paragraphs 100 and 174 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.</p> <p>Biodiversity duty Your authority has a duty to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available here.</p>
Affinity Water	Affinity Water has no comments to make in relation to this application.
Thames Water	<p>Waste Comments 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 & 169 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. Should you require further information please refer to our website. https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design</p> <p>We 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. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "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</p>

	<p>Wholesale; Business customers; Groundwater discharges section.</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</p> <p>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.</p> <p>Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.</p> <p>Water Comments If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.</p> <p>On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>
--	---

APPENDIX B: NEIGHBOUR RESPONSES

Address/Neighbour	Comments
Becks Farm, Gubblecote	There is no infrastructure in the village or local schools to cater for any more houses in the area. There is no safe area to walk as there are no pavements and no room for pavements. There is no suitable public transport in the area only people with cars could get in and out of this area. Parking for visitors also may spill out in to very narrow road system. The only available access to the site will be through the village itself. The school children are in the centre of the village waiting for school buses. How is this safe with HGV's coming through? The size of the trucks needed for this scale of development will be destructive and dangerous to the community. Where will these vehicles turn (Grange Road) the site itself won't be able to accommodate the

	<p>vehicles needed; it will cause traffic chaos. A visit is needed to drive through the centre of Wilstone it will clearly show vehicles now parked on both sides of the road and a blind bend by the village hall.</p>
11 Astrope Lane	<p>We object to this development for the following reasons:</p> <p>Traffic; the roads around our villages and through our villages can't cope with the amount of traffic at present. This development will only add to extra cars on the roads. During building work, large lorries will use narrow country roads and weak bridges. This causes traffic jams, congestion and damage. We are already having problems with too many vehicles using these roads as through roads to commute and usually speed through our villages. The extra vehicles will cause further issues.</p> <p>Over development: the amount of houses being built in this area is causing villages to lose their identity. The country side is being lost and the wildlife which relies on it is being forced out and there is no where for them to go.</p>
17 Dixons Wharf	<p>I would fully support all of the other detailed objections raised against this application, especially the lack of infrastructure in place within Wilstone, the impact on local roads and also highlighting the fact that Wilstone does not have any footpaths or street lighting through the village area, which should highlight a concern to DBC with any increase through the area with increased development.</p> <p>I am also at a loss to understand the SANG process, where the application is in Wilstone, but the benefit is sought in Aylesbury Vale area?</p> <p>Again - I fully support the concern raised in a previous objection ~ The application reads as though the developers - and possibly Dacorum planning - are satisfied that contribution to a SANG in Kingsbrook, Aylesbury, is enough to comply with mitigation policies, which surely cannot be the case. I would like more explanation on how that could possibly work, given that I thought that the purpose of such mitigation was to reduce footfall in vulnerable areas by encouraging people to go elsewhere and this would clearly not be the case here.</p>
11 Grange Road	<p>I strongly object to the addition of another 19 dwellings being built on this site. This would make Tring Road very dangerous with approximately 40 plus extra vehicles using the entrance at peak times.</p> <p>Planning permission has already been granted for 11 houses on the opposite side of the road with several entrances onto Tring Road. With the narrow canal bridge it is an accident waiting to happen.</p> <p>Wilstone is a small beautiful village. We do not have the infrastructure for any more housing. We also have a very tight bend in the village without any footpaths. This would be very dangerous for pedestrians.</p>
12 Grange Road	<p>Apart from stating the obvious about strain on existing facilities and increased concern about flooding the additional consideration is the approval of 11 additional homes opposite this construction site. These 2 sites are accessed from a bend in a narrow road just before a hump back bridge across the canal. Part of the road is not passable for 2 cars and already has one passing place. Exits on to this section of road for these sites and the</p>

	number of drivers (possibly 2 per house?) is going to cause an increase in the probability of accidents both to drivers, pedestrians and cyclists
13 New Road	<p>A previous application for 28 houses on this site has previously been refused by Dacorum as it did not comply with local and national planning rules, but later passed at on appeal by the secretary of state. The building work was stopped due to building restrictions imposed to reduce footfall and consequent damage to the Chiltern Beechwoods, pending mitigation policies, which I think have been addressed via the creation of SANGs, Since there have been recent applications for the site (9 houses and this application for 19), I assume that the granting of planning permission by the Secretary of State no longer holds? Also that the original reasons for refusal by Dacorum still stand? Therefore I believe that planning permission should be refused for reasons of non-compliance. In addition, it is no longer true, as stated by the developers, that the Dacorum local plan is in its very early stages, as a new plan was recently passed and put forward to the next phase. The new plan seems to be much more restrictive to development in rural areas and I think it appropriate in this case, Finally, the application reads as though the developers - and possibly Dacorum planning - are satisfied that contribution to a SANG in Kingsbrook, Aylesbury, is enough to comply with mitigation policies, which surely cannot be the case. I would like more explanation on how that could possibly work, given that I thought that the purpose of such mitigation was to reduce footfall. in vulnerable areas by encouraging people to go elsewhere and this would clearly not be the case here. The idea is ridiculous</p>
21 Tring Road	<p>I object to this proposed development for these reasons:</p> <ol style="list-style-type: none"> 1. Traffic through Wilstone is at an all-time high. This development, plus the additional development by the Canal Trust, would significantly add traffic to a village that, in its busiest part, has no pavements to protect pedestrians. 2. It has been widely known (and widely ignored in previous planning applications) that houses in Tring Road are prone to flooding, and that the sewers regularly get blocked. The sheer volume of new houses could damage existing properties through flooding of foul water. 3. Over development, and the type of development, both existing and planned, is destroying the very community which developers promote. Wilstone is rapidly becoming an urban environment where residents no longer engage with neighbours. 4. This development was rejected before because of its non-compliance with HRA regulations. What has changed?
67 Tring Road	<p>I object on the grounds of overdevelopment of this small village, this housing will change the village dynamics. There are houses for sale in the village already that are not selling.</p> <p>Easy access to the site is restricted due the close proximity of the narrow and old canal bridge, there is a bend close to the entrance too which causes sight problems for traffic. Increase in traffic will deteriorate the bridge at one end of the village and the blind 90degree bend at the other end of the village will cause issues.</p>

	<p>There have been flooding issues previously and more housing will compound this</p>
<p>70 Tring Road</p>	<p>Objection based on consultation response from Natural England: further information required to determine impact on designated sites - development within 12.6 kms of the Chilterns Beechwoods SAC.</p> <p>In the submitted supporting planning statement it is stated they have 'overcome the concern regarding the impact of the development on the Chilterns Beechwood SAC, the proposal remains largely the same save for updating technical matters to conform with current policy standards, as that approved by the Planning Inspector for the wider 28 dwelling development (Planning ref. 20/01754/MFA) that the Site forms part of'. Please clarify if the impact of the development of these 19 units in this application on the Beechwoods SAC have been overcome.</p> <p>Further, whilst we acknowledge each planning application is decided on its own merits this is an opportunity for planning officers and members to consider the cumulative effects of approving individual small scale developments on the village.</p> <p>A comment was made in the planning officers report 23/02655/FUL (nine dwellings off Tring Road, adjacent to Wilstone Bridge)</p> <p>Paragraph 10.2 'The growth of Wilstone in recent years is acknowledged by the local planning authority and internal discussions are taking place in relation to this and how growth in the settlement should be managed in the future'.</p> <p>Housing applications made in recent years in the Wilstone Bridge, Tring Road vicinity has resulted in approvals for approximately 51 units. These are: 4/02833/16/MFA - 7 dwellings and 1 live/work unit, Victory House, Wilstone Bridge 20/01754/MFA (granted on appeal) - 28 dwellings, land north east of Grange Road adjacent to Tring Road. (This application 24/02214/MFA for 19 units makes up part of this approval) 21/00854/FUL - 6 dwellings, Loch View, Wilstone Bridge 23/02655/FUL - 9 dwellings, land off Tring Road adjacent to Wilstone Bridge In the planning officers report for 20/01754/MFA it was acknowledged that the proposal for 28 units represented an increase in around 10% of the housing stock (approximately 280 dwellings) for the village. If we take 280 units as the base housing stock before approval for the 28 units, subsequent housing approvals have increased the stock by some 15% in this area of the village alone.</p> <p>What is the threshold for multiple small scale developments given the limitations of the services and facilities of the village?</p>
<p>71 Tring Road</p>	<p>We object to this planning application for the following reasons. 1) The existing drainage infrastructure cannot take the continued development of this village, and these additional 19 houses will put additional strain on an already over stretched and fragile system.</p>

	<p>2) The existing development on this site is a mixture of 3, 4 and 5 bedroom houses with the potential of 54 people and vehicles. This proposed development with between 80 and 90 beds will only add more traffic to a narrow road which can't take a car and a bus size vehicles passing. Together with the blind bridge over the canal, the risk to pedestrians, cyclists and car user will only increase.</p> <p>3) The existing provisions in the area for doctors and schools are already stretched and these additional 19 houses with the potential for 80 to 90 people to live there will only add to the strain of the doctors and schools</p>
86 Tring Road	<p>I am writing to complain in the strongest terms objecting to this latest application, not through some selfish nimbyism but for the following considered and logical reasons:</p> <p>This is blatant development by stealth and opportunism – There is an extension of a development by Rectory Homes under reference 23/00414/MFA to which I wrote to object. In my letter of objection (I) attempted to qualify whether this application was instead of backland development in the earlier proposed strategy that has now been submitted but received no comment about my concerns. It now appears that my concerns were well founded.</p> <p>Additionally since my letter the Rectory site has been reopened. It is manifestly clear that the site was waterlogged and not fit for development as there is a hastily constructed ditch with associated drainage to the canal side of the site. Irrespective of the supporting information about the suitability of the land for development it is lower than the current development ergo more likely to flood.</p> <p>Vehicular access to Tring Road – In the current approved Rectory Home development the traffic from 28 homes entering Tring Road and if this new development is permitted there will be 47 properties exacerbating the situation; so a modest estimate of vehicle movements would be around 200 each day. There is a very short distance between the narrow and blind canal bridge and egress from the existing Rectory Homes site entrance. As I said in my earlier correspondence it beggars belief that planning consent can be approved in this potentially dangerous situation. Furthermore, the village is used by many walkers using Tring Road and additional traffic movements in this immediate area adds to the planning objection,</p> <p>Severe impact to existing village road use, amenities and character - There are already clear problems with traffic moving in and through the village, this is particularly dangerous in this section of Tring Road opposite St. Cross Church where a property is shoe horned into a very restricted parcel of land resulting in cars being parked on a blind corner. With the existing development by Rectory Homes already in hand and the new Council houses being built on land off Grange Road, this proposal will undoubtedly create dangerous bottlenecks on our roads for drivers and pedestrians</p> <p>The difficulty of flooding in the village and the “Wilstone Whiff” from sewerage treatment is already documented and additional run-off from the development already in hand and possibly from this proposal is certain to compound these difficulties. I see that the sustainable urban drainage (SuDS) is proposed. I am not able to make any professional comments on</p>

	<p>the efficacy oof SuDS but I do know tha the site is prone to flooding.</p> <p>I understand that old villages cannot be frozen in time but this unbridled development has and will continue to irrevocably destroy the very pleasant character of this village.</p> <p>Posible future development – It would seem evident that land on either side of Tring Road going south over the canal could be regarded as development potential and I fully understand that central government hands down demands for the accommodation of development land to local authorities who have little say in the matter. However, we are within a few miles of the Aylesbury conurbation where thewhole town is surrounded by built development sites. These are self-contained sites that have their own character and do not impact on established small villages such as Wilstone. I also understand that Wilstone is within the Dacorum area of responsibility whereas Aylesbury is within Aylesbury Vale but surely there must be some collaboration of strategic thinking by authorities to accommodate these demands and restrict the impact on existing village communities.</p>
90 Tring Road	<p>The previous application for 28 homes on this site was refused by Dacorum in 2022 and granted on appeal to the Secretary of State. In 2023 seven homes were externally completed on site along with foundations for more houses before work came to a halt in Spring 2023 due to Chiltern Beechwood Moratorium.</p> <p>Rectory Homes then applied for 9 homes on the same site application 23/02655/FUL which was granted before Summer 2024.</p> <p>Since the appeal in 2022 to the Secretary of State, there has been an application on the opposite side of Tring Road by Canal Rivers opposite the Rectory site, owned by Canal Rivers Trust (23/02195/FUL) 9 new homes were granted permission earlier this year.</p> <p>The developments by Rectory and the Canal and Rivers Trust are on the fringe of the Village in a section of road from number 71 Tring Road, which runs up to the canal bridge which has a 10T weight restriction. At number 71 there is a partial blind bend. This road at present has not enough width for two way traffic. The 9 new homes granted to Canal and Rivers Trust involves two new entrances on the left as you approach the canal bridge. Rectory has one new entrance on the right side.</p> <p>With both sites being granted a total of 18 homes, with four and five bedrooms that will be a minimum of 36 cars. It is a very busy road with a blind bend, there has already been accidents over the years due to visibility and speed. With three new entrances/exits to navigate I believe it will be extremely difficult to navigate with the Canal bridge thrown in.</p> <p>If planning is granted all construction traffic will have to come through the village due to the canal bridge a having a 10T weight restriction.</p> <p>Potentially two sites could be under construction at the same time and this will cause considerable increased traffic and noise, pollution in the village. The road verges into the village from Lower Icknield Way to Tring Road have deteriorated so badly from the previous construction traffic. The canal bridge has had several repairs, construction traffic know they are not to drive over</p>

	<p>the bridge and despite Rectory having several signs up it is ignored by many HGV'S as I and villagers have witnessed many times.</p> <p>I do believe we are putting our residents and children at risk as from the bend where Wilstone village hall is situated there is no pavement all the way up to the flats near New Road. The road is very narrow approaching the Village hall section by the long terrace of houses, where the village resident's cars are parked. You have to weave in and out between parked cars when traffic is passing. Children have to navigate this section of road to get to the school bus in the centre of the village or if they are visiting the park.</p> <p>Currently buses have difficulty getting around the bend by the hall with oncoming traffic. By the long terrace of houses car drivers will have to give way as not enough width in the road for a car and HGV to pass.</p> <p>The village hall is hired daily for an organisation who offer exercise classes every morning this brings a number of cars to the village and is a vital income for our hall. The hall has many functions throughout the week and the entrance to this hall is on the bend of Tring Road. Our village pub also has a number of visitors from outside the village.</p> <p>Wilstone also has numerous Ramblers visit the village along with being an official route for Duke of Edinburgh Award Scheme with children arriving in groups.</p> <p>Looking at HIGHWAYS comments on this application, there is no mention of the new development opposite Rectory with two additional entrances. Has this been taken into consideration? I think the whole village should be taken into consideration and not just the site or the road where the site is situated. The construction traffic is going to cause considerable damage, pollution and disruption to the village as only one route in and out of the village which could be ongoing to last for the next two years or so on two separate sites.</p> <p>I do not believe that a contribution to a SANG in Kingsbrook, Aylesbury out of County will benefit the residents of Wilstone.</p>
<p>12 Gilders, Sawbridgeworth</p>	<p>This development is suitable for the inclusion of integrated Swift bricks within the walls of the new houses.</p> <p>The ecology report makes no proposes for ecological enhancements at all. Most developments have at least some of these in order to enhance biodiversity.</p> <p>Swift bricks are universal nest bricks as they conform to BS42021:2022, providing nest cavities for a number of birds.</p> <p>Swifts nest in Wilstone as well as nearby in Tring, making inclusion a real biodiversity enhancement for the site. The nearest nest recorded in 2024 was around 250 metres from this development, on New Road - see the RSPB website www.swiftmapper.org.uk</p> <p>Please consider securing by way of a condition, the wording of which has been previously used by the LPA:</p> <p>"No development shall take place until written details are approved by the LPA of the model and location of 10 integrated Swift bricks, to be fully</p>

	installed prior to occupation and retained thereafter", in accordance with the NPPF
--	---