



## Planning and Economic Development

[REDACTED]

Your Ref:  
Our Ref: 23/0053/OUT  
Contact:  
**Extension:** [REDACTED]  
Email:  
Fax:  
Date: 24 April 2023

Dear [REDACTED]

### TOWN AND COUNTRY PLANNING ACTS

**Application Number: 23/0053/OUT**

**Site Location: Land Lying To The East Of Hartfield Avenue And Fronting Onto, Barnet Lane, Elstree, Hertfordshire, ,**

**Description: Residential development of up to 74 dwellings, with associated landscaping, amenity space, Self-Build plots, sustainable urban drainage (SuDs), and associated works. (Outline Application to include Access, with all other matters Reserved) (description updated 04.04.2023)**

I would like to advise that after consideration of all the relevant issues the Council decision was **"Refuse Permission"** on **21 April 2023**.

Please find below the reason(s) for this decision.

01. Per paragraph 11 of the NPPF 2021, the presumption in favour of sustainable development applies. Planning permission should therefore be granted, unless the application of policies within the NPPF that protect areas or assets of particular importance (which includes land designated as Green Belt) provides a clear reason for refusal. The proposed development is considered to be inappropriate development in the Green Belt and does not fall within any of the exceptions within paragraphs 149 and 150 of the NPPF 2021. A case for Very Special Circumstances (VSCs) has been made by the applicant, outlining a number of benefits of the scheme. However, officers consider that these benefits, when considered cumulatively, are insufficient to outweigh the substantial harm to the Green Belt, by virtue of inappropriateness and due to the harm to openness and Green Belt purposes that would arise, in addition to other harm arising to flood risk, biodiversity and protected species and character and appearance. Accordingly, VSCs do not arise here. Therefore, the proposed development is considered to be contrary to the NPPF (2021), Policies SP1, SP2, and CS13 of the Hertsmere Core Strategy (2013) and Policy SADM26 of the Site Allocations and Development Management Policies Plan (2016).

02. Insufficient information has been submitted to demonstrate that protected species would not be adversely affected by the proposed development. Furthermore, the proposal would result in the loss of habitat within the Elstree Tunnel local wildlife site and an on-site biodiversity net-loss. Whilst off-site biodiversity offsetting is referenced in the submission documents, insufficient details of off-site provision have been put forward to demonstrate how the on-site loss of habitat can be adequately offset in line with the hierarchical approach set out within Hertsmere's Draft Biodiversity Net Gain SPD 2022. Consequently, as the impacts upon protected species are unknown and there would be identified harm to the local wildlife site and an overall net-loss of biodiversity, the proposal would conflict with the requirements of the NPPF 2021, policies SP1 and CS12 of Hertsmere's Core Strategy 2013, policy SADM10 of the Site Allocations and Development Management Policies Plan (2016), the Biodiversity, Trees and Landscape SPD 2010 the Draft Biodiversity Net Gain SPD 2022.

03. On the advice of the Lead Local Flood Authority, the Local Planning Authority considers that insufficient information has been submitted to demonstrate that the development would not result in increased risk of flooding to future occupiers of the development or the surrounding area, and that an appropriate drainage scheme could be achieved. This would be contrary to Policies CS16 (Environmental impact of development) of the Core Strategy 2013, SADM14 (Flood Risk) and SADM15 (Sustainable Drainage Systems) of the Site Allocations and Development Management Policies Plan (adopted 2016) and the NPPF 2021.

I would like to thank you for your interest in this matter.

Yours sincerely



**Senior Planning Officer**