PLANNING COMMITTEE – 22 October 2026

26/1359/FUL - Construction of single-storey rear extension, air source heat pump; alterations to landscaping including demolition of outbuilding; internal alterations at 36 Girton Way, Croxley Green, Rickmansworth, Hertfordshire, WD3 3QN

Parish: Croxley Green
Ward: Durrants
Expiry of Statutory Period: 21.10.2026 (EOT to 30.10.2026)
Case Officer: Danielle Kavanagh

Development Type: Householder development

Recommendation: That Planning Permission be GRANTED subject to conditions.

Reason for consideration by the Committee: A District Councillor lives within consultation area.

To view all documents forming part of this application please go to the following website:

26/1359/FUL 36 Girton Way, Croxley Green, Rickmansworth, Hertfordshire, WD3 3QN

1 Relevant Planning History

1.1 26/1042/FUL - Loft conversion including hip to gable roof extension; construction of a rear dormer; installation of rooflights and removal of chimney stack, single-storey front extension and front porch, alterations to fenestration, alterations to front amenity garden and construction of front pedestrian gate – 26.08.2026 Permitted, not implemented

1.2 8/29/86 - Extension to existing garage, new garage - 24.03.1986 - Permitted

2 Description of Application Site

2.1 The application site contains a two-storey detached dwelling on the northern side of Girton Way, Croxley Green. The application dwelling has a dark tiled hipped roof form. The exterior finish of the dwelling consists of red brick. Girton Way is characterised predominantly by semi-detached dwellings of similar architectural style and appearance, a number of which have been extended or altered.

2.2 To the front of the dwelling is an existing paved driveway with off-street parking provision for one car; the dwelling has an existing flank garage. The front boundary treatment is a low brick wall with one pedestrian gate and a gated driveway access. To the rear of the dwelling is an additional pitched-roofed outbuilding and an amenity garden, predominantly laid as lawn with an area of patio extending from the rear elevation of the dwelling. There is a shed sited to the rear of the application site. Land levels on the application site are largely flat.

2.3 The application site is flanked on the eastern side by a public footpath which connects Girton Way to Baldwins Lane (Croxley Green 015).

2.4 The neighbour to the east is No. 34 Girton Way, a two-storey semi-detached dwelling built on a similar land level compared to the host dwelling. This neighbour is situated on the opposite side of the public footpath. This neighbouring dwelling benefits from an existing two-storey side and rear extension, adjacent to the boundary shared with the public footpath.

2.5 The neighbouring dwellings to the west are maisonettes No. 19, 21, 23 and 25 Malvern Way. These dwellings are sited perpendicular to the application site, with their rear elevations facing the western flank of the application dwelling.

2.6 St Oswald's Church and Hall and the associated carpark are sited to the rear of the application site.

3 Description of Proposed Development

3.1 This application seeks full planning permission for the construction of a single-storey rear extension, air source heat pump, alterations to landscaping, including demolition of an outbuilding; internal alterations

3.2 An existing outbuilding sited to the rear of the host dwelling would be demolished.

3.3 The proposed single storey rear extension would have a stepped depth, it would extend in line with the eastern flank elevation of the dwelling for a depth of 5.8m, for a width of 6.3m, the extension would then step back to a depth of 4m from the rear elevation of the host dwelling for a width of 3.4m. the rear extension would not extend beyond the existing flanks of the host dwelling.

3.4 The proposed roof form would be flat with a parapet wall of a maximum height of 3.4m. Two roof lights are proposed for the flat roof. Fenestrations are proposed for the rear and flank elevations of the extension. In the rear elevation, a set of bifold doors is proposed, and an arched doorway, a corner window is proposed for the rear elevation, wrapping around to the western flank elevation. In the eastern flank elevation, a horizontal window is proposed.

3.5 The proposed material finished for the extension would be brick to match the existing external walls, and the parapet wall around the flat roof would have stone coping. The fenestrations would be grey-framed aluminium units.

3.6 A patio is proposed to wrap around the extension, it would join an existing area of patio to the rear of the flank garage, and extend to a maximum depth of 4m from the rear elevation of the proposed extension, it would wrap around the north-eastern corner of the dwelling and extend tp the full depth of the extended dwelling along the eastern side. This part of the patio would have a splayed width of 5.5m at the rear, reducing to 1.4m near the front of the dwelling. Hedging along the eastern boundary with the footpath would be retained. The proposed patio is intended to be level with the internal ground floor, with an approximate 120mm difference between the existing and proposed levels.

3.7 An air-source heat pump (ASHP) is proposed to be sited centrally at the ground floor level on the western flank elevation of the existing dwelling.

3.8 An outdoor kitchen was removed from the plans, and the proposed air source heat pump specification was provided during the course of the application. Additional plans were provided to confirm the extent and height of the proposed patio.

4 Statutory Consultation

4.1 National Grid: [No Response]

4.2 Croxley Green Parish Council: [Comment received]

4.3 Croxley Green Parish Council draws the planning officer's attention to the lack of information regarding the air source heat pump no details of noise output etc are provided, and the outside kitchen and requests that the Officer requests details on these before deciding on the application. The officer is also requested to consider the application in light of the recent application for a loft extension on the property.

The applicant should be advised to ensure that any restrictive covenants are complied with.

4.4 **Public/Neighbour Consultation**

4.5 Neighbours consulted: 9

4.6 Responses received: 0

4.7 Site Notice: 03.09.2026, Expired: 24.09.2026

4.8 Press Notice: 07.09.2026, Expired: 02.10.2026

5 Reason for Delay

5.1 Committee Cycle

6 Relevant Planning Policy, Guidance and Legislation

6.1 Legislation

Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise as set out within S38 (6) Planning and Compulsory Purchase Act 2004 and S70 of Town and Country Planning Act 1990).

The Localism Act received Royal Assent on 15 November 2011. The Growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

The Environment Act 2021.

6.2 The Three Rivers Local Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP9, CP10 and CP12.
The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM6, DM8, DM9, DM13 and Appendix 5.

Croxley Green Neighbourhood Plan (Referendum Version December 2018), Policy CA2 and Appendix B and C are relevant.

6.3 Other

In August 2026 the NPPF was updated. Relevant policies include:

The Three Rivers District Council Local Plan 2026-2042 (Parts I and II) has recently been subject of a Regulation 19 consultation. As such, weight can now be given to policies and sites contained within that Plan. The report has considered the proposal in relation to the policies listed; however, as the new Local Plan is at consultation stage, they are not detailed in full within the analysis section of the report where the existing policies have been given more weight. Relevant Policies include SP2, BGL1, TC2 and Appendices 1 and 3.

The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).

7 Planning Analysis

7.1 Impact on the character and appearance of the host building

7.1.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy relates to design and states that in seeking a high standard of design, the Council will expect development proposals to have regard to the local context and conserve or enhance the character, amenities and quality of an area.

7.1.2 Policy DM1 and Appendix 2 of the Development Management Policies Local Development Document (adopted July 2013) set out that development should not lead to a gradual deterioration in the quality of the built environment, have a significant impact on the visual amenities of the area and that extensions should respect the existing character of the dwelling, particularly with regard to the roof form, positioning and style of windows and doors, and materials.

7.1.3 Policy CA2 of the Croxley Green Neighbourhood Plan sets out that extensions to existing buildings should seek to conserve and enhance the character areas in Appendix B through the careful massing, alignment and height. Appendix C provides guidance for extensions, including that they should address their visual impact on the streetscene.

7.1.4 The Design Criteria at Appendix 2 states that 4m is the depth generally considered acceptable for single-storey extensions to detached properties. The proposed single-storey rear extension would have a maximum depth of depth of 5.8m, reducing to 4m, which would exceed the Design Criteria in part; however, it is not considered that the extension would appear disproportionate in scale or design relative to the host dwelling or the plot. It is noted that the extension steps back to a policy-compliant depth of 4m in line with the western flank of the dwelling. It is not considered that views of the extension would be possible from Girton Way due to the siting of the extension at the rear of the dwelling. There may be some visibility of the extension from the public footpath, which runs along the eastern boundary of the application site. The extension is proposed to have a flat roof form with a modest height of 3.4 m; it is not considered that the single-storey rear extension would be unduly prominent or result in an incongruous form of development as viewed from public vantage points. The extension would be finished in brick, helping it blend in with the existing dwelling's finish.

7.1.5 An air-source heat pump (ASHP) is proposed to be sited at ground level along the eastern elevation of the host dwelling. Given the positioning of the ASHP, and the existing boundary treatments which would be retained, it is not considered that any views of this element of the proposal would be possible from public vantage points. It is therefore acceptable from a character and streetscene point of view.

7.1.6 It is not considered that the proposed patio would result in any harm to the character of the dwelling or streetscene, it would in part replace existing hardstanding to the flank of the dwelling.

7.1.7 In summary, the proposed development would not be of a size, scale or design that would result in any adverse harm to the character or appearance of the host dwelling or streetscene. The development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy (2011), Policy DM1 and Appendix 2 of the Development Management Policies LDD (2013) and Policy CA2 and Appendix B and C of the Croxley Green Neighbourhood Plan (Referendum Version December 2018).

7.2 Impact on amenity of neighbours

7.2.1 Policy CP12 of the Core Strategy states that development should ‘protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space’. Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in loss of light to the windows of neighbouring properties nor allow overlooking and should not be excessively prominent in relation to adjacent properties.

7.2.2 The proposed rear extension would project 5.8m, reducing to 4m beyond the existing rear elevation of the host dwelling and would introduce additional built form extending past the neighbouring maisonettes at Nos. 19, 21, 23 and 25 Malvern Way. The extension would be 4m deep, adjacent to the closest boundary with the neighbouring maisonettes. These neighbours are sited perpendicular to the application site, with their rear elevations facing towards the western flank and rear of the application dwelling. As such, the proposed extension has the potential to increase the extent of built form visible from the rear-facing windows and amenity areas of the neighbouring properties. Notwithstanding this, an approximate 15m separation between the rear elevations of the neighbouring maisonettes and the proposed extension would be maintained. The extension would be single-storey and would have a flat roof of modest height. On this basis, it is considered that the proposed rear extension would not result in an unacceptable impact on the living conditions of the occupiers of Nos. 19, 21, 23 and 25 Malvern Way. In terms of overlooking a corner window, a proposal is to wrap around the northwestern corner of the rear extension, which window would face towards the boundary with the maisonettes, the boundary is marked by closed board fencing and mature vegetation. It is not considered that the corner window, due to its ground-floor location and the existing boundary treatments, would result in any additional or unacceptable overlooking of these neighbours.

7.2.3 The proposed rear extension would extend approximately 1.4m beyond the rear elevation of the neighbouring dwelling, No. 34 Girton Way. This neighbour is separated from the application site by a public footpath; there would be approximately 9.5m of separation distance, including the path, between the proposed extension flank and the neighbouring dwelling. considering this separation between the dwellings and the limited extend the extension would extend past the neighbours rear elevation, it is not considered that the proposed development would result in a any harm to the light or amenity of No. 34. In terms of overlooking a low level horizontal window is proposed for the flank elevation facing towards the flank elevation of No. 34, considering the mature hedging which marks the boundary and the ground floor location of the window, it is not considered that this window would result in any additional overlooking of this neighbour.

7.2.4 The proposed air source heat pump would be sited on the flank elevation of the dwelling facing no. 34, approximately 8m from this neighbour and again separated by the public footpath and the boundary treatments associated with both dwellings flank boundaries, which are shared with the public footpath. The provided ASHP specification indicates it would produce up to 60 dB, which is comparable to a normal conversation. When considering the siting at ground level and the physical boundary treatments, and the separation distance, it is not considered that the ASHP would result in any unacceptable harm to the residential amenity of the occupants of No. 34. As the neighbouring maisonettes are sited on the opposite side of the host dwelling and separated by their rear amenity gardens it is not considered that this element of the proposal would have any impact on these neighbouring dwellings.

7.2.5 The proposed patio would wrap around the proposed extension and would, in part, replace existing hardstanding. The proposed elevations show that the patio would be approximately 0.12m above the existing patio, which is level with the rear garden level. Given that the patio would not result in a raised platform, it is not considered to create any opportunity to overlook neighbours beyond what would be possible from garden level.

7.2.6 The proposed development would therefore be acceptable in this regard in accordance with Policies CP1 and CP12 of the Core Strategy and Policies DM1, DM9 and Appendix 2 of the Development Management Policies LDD.

7.3 Highways & Parking

7.3.1 Core Policy DM13 of the Development Management Policies LDD requires development to make provision for parking in accordance with the parking standards set out at Appendix 5 of the Development Management Policies LDD. The existing property benefits from 4 bedrooms, and no increase in bedrooms is proposed. The parking standards require 3 spaces for a property of this size, and therefore, there is an existing shortfall of 1 space as the property currently only benefits from 2 spaces (one on the drive and one in the garage).

7.3.2 There are two existing parking spaces, one on the front driveway and one in the garage. It is noted that there is a parking shortfall of 1 space for the existing 4-bedroom dwelling; the proposed development would not increase this shortfall. The shortfall is considered acceptable given the existing situation and the host dwelling's location, which is sustainable and within walking distance of local shops such as Co-op on Watford Road and bus routes on Baldwins Lane and Watford Road, meaning that occupants of the host dwelling can reasonably access local services without the need for a car.

7.4 Rear Garden Amenity Space

7.4.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space.

7.4.2 The proposed development would encroach upon the rear amenity space of the host dwelling. 382 sqm of useable amenity space would remain, which is acceptable to serve the four-bedroom dwelling.

7.5 Trees & Landscape

7.5.1 Policy DM6 of the Development Management Policies LDD sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards. The proposed development would not involve the removal of any trees or lie in close proximity to trees.

7.5.2 The proposed development would not require the removal of any trees nor is considered to result in any harm to others.

7.6 Biodiversity

7.6.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive. The Habitats Directive places a legal duty on all public bodies to have regard to the habitats directive when carrying out their functions.

7.6.2 Biodiversity protection and protected species are a material planning consideration during the application process of this application. This is in accordance with Policy CP9 of the Core strategy in addition to Policy DM6 of the Development Management Policies Local Development Document. Local Authorities, in line with National Planning Policy, are required to ensure that a protected species survey is completed for applications whereby biodiversity may be affected prior to the determination of the application.

7.6.3 A biodiversity checklist was submitted with the application this stated that no protected species or biodiversity factors will be affected as a result of the application. The Local Planning Authority is not aware of any protected species within the immediate area that would require further assessment. Owing to the nature of the development with works to the roof a precautionary informative will be added.

7.7 Mandatory Biodiversity Net Gain

7.7.1 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to exemptions as set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

7.7.2 In this case, the applicant has confirmed that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply because the application relates to householder development.

8 Recommendation

8.1 That **PLANNING PERMISSION BE APPROVED** subject to conditions:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C2 The development hereby permitted shall be carried out in accordance with the following approved plans: DR A 01 004 S1 P01, DR A 02 001 51 P01, DR A 01 001 S1 P01, DR A 01 002 S1 P01, DR A 02 002 S1 P01, DR A 91 001 S1 P01, DR-A-01-003-S1-PO2, DR-A-01-005-S1-PO2, DR-A-01-004-S1-PO2, DR A 01 007 S1 P01, DR A 01 006 S1 P01, DR A 91 002 51 P01, DR A 90 001 51 P01

Reason: For the avoidance of doubt, and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM6, and DM13 and Appendices 2 and 5 of the Development Management Policies (adopted July 2013) and Policy CA2 and Appendices B and C of the Croxley Green Neighbourhood Plan (Referendum Version December 2018).

C3 Unless specified on the approved plans, all new works or making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason: To prevent the building being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C4 The flat roof of the single storey rear extension, and shown on plan number DR A 01 007 S1 P01 shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Informatives

I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application which includes a fee. There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this (cil@threerivers.gov.uk). If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works It is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions IF relief has been granted.

Following the grant of planning permission by the Local Planning Authority it is accepted that new issues may arise post determination, which require modification of the approved plans. Please note that regardless of the reason for these changes, where these modifications are fundamental or substantial, a new planning application will need to be submitted. Where less substantial changes are proposed, the following options are available to applicants:

{\b (a)} Making a Non-Material Amendment
{\b (b)} Amending the conditions attached to the planning permission, including seeking to make minor material amendments (otherwise known as a section 73 application).

It is important that any modifications to a planning permission are formalised before works commence otherwise your planning permission may be unlawful and therefore could be subject to enforcement action. In addition, please be aware that changes to a development previously granted by the LPA may affect any previous Community Infrastructure Levy (CIL) owed or exemption granted by the Council. If you are in any doubt whether the new/amended development is now liable for CIL you are advised to contact the Community Infrastructure Levy Officer (01923 776611) for clarification. Information regarding CIL can be found on the Three Rivers website (https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy).

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work. Further information on how to incorporate changes to reduce your energy and water use is available at: https://www.threerivers.gov.uk/services/environment-climate-emergency/home-energy-efficiency-sustainable-living#Greening%20your%20home

I2 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

I3 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant and/or their agent submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.

I4 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

a) a Biodiversity Gain Plan has been submitted to the planning authority, and
b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Three Rivers District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at https://www.gov.uk/guidance/biodiversity-net-gain.

I5 Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to. The original holding objection was triggered due to the presence of a High-Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation.

I6 If bats or evidence of them are discovered during the course of works, work must stop immediately, and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.