



Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

Application No: PL/0444/25 (CC0202)

Description & location of development:

APPLICATION FOR THE DEMOLITION OF 4NO. EXISTING BUILDINGS AND THE CONSTRUCTION OF A NEW 2 STOREY EDUCATION SUPPORT CENTRE WITH ASSOCIATED SOFT AND HARD LANDSCAPING, CAR PARKING AND ACCESS

AT: NORTH HERTS EDUCATION SUPPORT CENTRE, BRIAR PATCH LANE, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 3LY

**To: Mrs Andrea Gilmour
Hertfordshire County Council
Property
Robertson House
Six Hills Way
Stevenage
SG1 2ST**

In pursuance of its powers under the above Act and the Orders and Regulations for the time being in force thereunder, the Council hereby GRANTS planning permission for the development proposed in your planning application dated 24 January 2025, subject to the plans and documents forming part of the application, and subject to the TWENTY THREE conditions in the schedule forming part of this notice.

Dated: 26th June 2025

Signed:

TEAM LEADER, DEVELOPMENT MANAGEMENT

SCHEDULE OF CONDITIONS NUMBERED 1 TO 23 ATTACHED TO PLANNING PERMISSION PL/0444/25 FOR THE APPLICATION FOR THE DEMOLITION OF 4NO. EXISTING BUILDINGS AND THE CONSTRUCTION OF A NEW 2 STOREY EDUCATION SUPPORT CENTRE WITH ASSOCIATED SOFT AND HARD LANDSCAPING, CAR PARKING AND ACCESS AT NORTH HERTS EDUCATION SUPPORT CENTRE, BRIAR PATCH LANE, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 3LY.

Time Limit for Commencement

- 1. The development to which this planning permission relates shall be begun no later than three years from the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2. The development hereby permitted shall be carried out in accordance with the details submitted in the application dated 24 January 2025, other than as modified by the discharge of conditions within this permission.**

- **Planning Statement (WSP, January 2025, Ref: 001)**
- **Design and Access Statement (Saunders Boston Architects, January 2025, Ref: 2040)**
- **BPL SBA XX XX DR A 701 Location Plan**
- **BPL SBA XX XX DR A 703 Proposed Block Plan**
- **BPL SBA XX XX DR A 704 Proposed Site Plan**
- **BPL SBA XX 00 DR A 710 Proposed Ground Floor Plan**
- **BPL SBA XX 01 DR A 711 Proposed First Floor Plan**
- **BPL SBA XX XX DR A 724 Proposed Site Elevations**
- **BPL SBA XX XX DR A 725 Proposed Elevations**
- **BPL SBA XX RF DR A 712 Proposed Roof Plan**
- **BPL SBA XX ZZ DR A 715 Proposed Sections (1)**
- **BPL SBA XX ZZ DR A 716 Proposed Sections (2)**
- **BPL SBA XX ZZ DR A 717 Proposed Sections (3)**
- **BPL SBA XX XX DR A 723 Proposed Site Sections**
- **P1449-ONE-ZZ-XX-DR-L 0001 Landscape Masterplan 1**
- **P1449-ONE-ZZ-XX-DR-L 0001 Landscape Masterplan 2**
- **P1449-ONE-ZZ-XX-DR-L 0001 Planting Plan 1**
- **P1449-ONE-ZZ-XX-DR-L 0001 Planting Plan 2**
- **SP617-ONE-ZZ-ZZ-DR-E-2101 External Lighting Plan**
- **SP617-ONE-ZZ-ZZ-DR-E-2400 Internal Lighting Plan**
- **SP617-ONE-ZZ-00-DR-M-2400 Ground Floor**
- **SP617-ONE-ZZ-00-DR-M-2400 First Floor**
- **Archaeological Desk-based Assessment (AOC Archaeology Consultants, December 2023, Ref: 27515)**
- **Ecological Impact Assessment (Elmaw Consulting, December 2024, no reference no.)**
- **BNG Metric Spreadsheet by email dated 27 January 2025**

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- Construction and Traffic Management Plan, Construction Environmental Management Plan and Dust Management Plan (Ashe, November 2024, Ref: SP617)
- Energy Statement (Twin & Earth, December 2024, Ref: TEO626)
- Drainage Strategy, Assessment of Flood Risk & Sustainable Drainage System Statement (BCAL Consulting, January 2025, Ref: 10050-BCL-XX-ZZ-RP-C-0001-A_Drainage Strategy & FRA)
- Foul Sewage and Utilities Statement (Ashe, November 2024, Ref: SP617) + Utilities Plans 1-6
- Site Investigation Report (Ground Engineering, February 2024, Ref: C16080)
- Landscape and Visual Impact Appraisal (November 2024, OneCreative, Ref: P1464-ONE-ZZ-XX-RP-L-0001)
- Noise Impact Assessment (DBX Acoustics, January 2025, Ref: 24002-R01B-JT)
- Sustainability Appraisal (WSP, January 2025, Ref: 70123334)
- Transport Assessment (Stomor, January 2025, Ref: ST3160/TA-2501-Briar Patch Lane, Rev 2 dated 13/05/2025)
- School Travel Plan (Stomor, January 2025, Ref: ST3160/STP-2501-Briar Patch Lane)
- Tree Survey and Impact Assessment (Keen Consultants, January 2025, Ref: 2032-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevB)
- 2032-KC-XX-YTREE-TCP01RevB Tree Constraints Plan
- 2032-KC-XX-YTREE-TPP01RevB Tree Protection Plan
- Construction Environmental Management Plan and Dust Management Plan (Ashe, November 2024, Ref: SP617)

Reason: To ensure the development is carried out in accordance with the approved plans

Off-Site Highway Improvements (Highways)

3. Notwithstanding the details indicated on the submitted drawings, no on-site works above slab level shall commence until a detailed scheme for the off-site highway improvement works along Briar Patch Lane and its access with A505 Hitchin Road (shown on in-principal plan ST-3160-700 Rev I) has been submitted for approval by the County Planning Authority.

The approved works shall be constructed to the specification of the Highway Authority and County Planning Authority's satisfaction and completed before first use of the development.

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Reason: To ensure construction of a satisfactory development and that the highway improvement works are designed to an appropriate standard in the interest of highway safety and amenity and in accordance with Policy 5, 13 and 21 of Hertfordshire's Local Transport Plan (adopted 2018).

Car Park Management and Delivery & Servicing Plan (Highways)

4. **At least 3 months prior to the first use of the approved development a detailed Car Park Management and Delivery & Servicing Plan for the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. The approved Car Park Management and Delivery & Servicing Plan shall be implemented in accordance with the timetable contained in therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority in consultation with the Highway Authority as part of the annual review.**

Reason: To ensure that pick up and drop off and service arrangements are managed in a manner that minimises local impacts and reduces likelihood of conflict, delays and parking along Briar Patch Lane in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

Travel Plan (Highways)

5. **Within 12 months of the date of the decision notice, a revised Travel Plan must be submitted to and approved in written by the Local Planning Authority in consultation with the Highway Authority which incorporate the following.**
- ☐ **HCC recommend that the travel plan is managed via the Modeshift stars framework (a DfT supported framework that awards accreditations to sites who promote sustainable travel). The TPC should consider this once appointed – please contact travelplans@hertfordshire.gov.uk for further information**
 - ☐ **Details of Travel Plan Coordinator (TPC) and a secondary contact to the TPC will be communicated to HCC, once the TPC is appointed.**
 - ☐ **State whether the TPC will be based on or off site and time allocated to the role.**
 - ☐ **Provide a statement of senior commitment to implementing the travel plan.**
 - ☐ **State Travel Plan to be reviewed annually.**

And no part of the development hereby permitted shall be occupied prior to implementation of this approved Travel Plan. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with

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the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).

Construction Management Plan (Highways)

- 6. No development shall commence until a revised 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:**

- ☐ **Traffic Management and Control Requirements, particularly at the junction of Briar Patch Lane and A505 Hitchin Road.**
- ☐ **Construction vehicle numbers, type and Traffic routing;**
- ☐ **Access arrangements along Briar Patch Lane;**
- ☐ **Programme of works and phasing;**
- ☐ **Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);**
- ☐ **Siting and details of wheel washing facilities;**
- ☐ **Cleaning of site entrances, site tracks and the adjacent public highway;**
- ☐ **Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;**
- ☐ **Provision of sufficient on-site parking prior to commencement of construction activities.**
- ☐ **Conditional survey of Briar Patch Lane to the site**
- ☐ **All the elements of the document to follow the Construction Logistics and Community Safety (CLOCS) standards**
- ☐ **Post construction restoration/reinstatement of the working areas**

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).

External Materials (Model Condition)

- 7. No development, above slab level, shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the County Planning Authority. Development shall be carried out in accordance with the approved details.**

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Reason: In order to protect the character, appearance and amenity of the site and the surrounding area.

Hours Of Construction (Model Condition)

8. **Unless agreed in writing by the County Planning Authority, no construction shall be undertaken at the site except during the following hours:**

**08:00 – 18:00 Monday to Friday
09:00 – 13:00 on Saturdays**

There shall be no working on the site on Sundays and Bank Holidays (unless prior written approval has been given by the County Planning Authority).

Reason: To minimise the adverse impact of operations on the local community.

Tree Retention and Protection (Model Condition)

9. **Unless otherwise agreed in writing, all trees to be retained within the site shall be retained and protected from damage during construction in accordance with the relevant British Standards (BS5837:12), and as shown in 2032-KC-XX-YTREE-TPP01RevB Tree Protection Plan. Any tree(s) that is damaged during construction or that dies within five years of the development shall be replaced with a specimen tree of the same species. Replacement planting must take place within the first planting season.**

Reason: In order to protect the character, appearance and amenity of the site and the surrounding area.

Services/Utility Provision (Model Condition)

10. **Unless otherwise agreed in writing, any trenching works for service or utility provision which encroach within the root protection area (RPA) of trees on site (as recorded in tree survey 2032-KC-XX-YTREE-TPP01RevB Tree Protection Plan) shall be carried out by hand to avoid root damage. No roots of a diameter greater than 50mm shall be cut.**

Reason: To protect the health and condition of existing trees on site.

Landscaping (Landscape)

11. **Unless otherwise agreed in writing, the landscaping can be carried out in accordance with the Landscape Masterplan and Planting Plan detailed in Condition 2. The approved plan shall be implemented in full within the first planting season following completion of the development.**

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Reason: In order to protect the character, appearance and amenity of the site and the surrounding area.

Landscape Maintenance Plan (Model Condition)

12. A landscape maintenance plan for a minimum period of five years must be submitted to and approved in writing by the County Planning Authority prior to the planting of any trees required by the approved landscaping details. The scheme shall identify landscaping measures and maintenance programme post construction period. Development shall be carried out only in accordance with the approved schedule.

Reason: In order to protect the character, appearance and amenity of the site and the surrounding area.

Biodiversity Net Gain (Ecology)

13. The approved biodiversity plan for onsite biodiversity shall be implemented and all actions, treatments and measures identified shall be carried out for a minimum period of 30 years as set out from completion of development. Any habitat identified in the approved Biodiversity gain plan as forming part of the onsite habitat to be conserved shall be protected during construction up to completion as set out in the approved biodiversity net gain plan.

Reason: To ensure the delivery of the statutory 10% Biodiversity Net Gain over a 30 year period.

Ecological Mitigation Measures (Ecology)

14. The recommendations in sections 6.1 and 6.3 (with the exception of those relating to bird (6.3.12) and bat (6.3.1) boxes and/or future bat surveys(6.1.10)) of Ecological Impact Assessment dated December 2024 represent precautionary measures and best practice which should be followed.

Reason: To avoid the risk of harm to extant protected species.

Ecological Enhancement Plan (Ecology)

15. Prior to the first occupation of the building hereby permitted, the type and location of bat and bird boxes to be part of an Ecological Enhancement Plan, shall be submitted for the writing approval of the County Planning Authority. The approved plan shall be implemented and maintained for the life of the development hereby permitted.

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Reason: To secure the delivery of ecological enhancement.

Surface Water Drainage Strategy (LLFA)

- 16. Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement and Drainage Layout (10050-BCL-XX-XX-DR-C-0501, BCAL Consulting, 8 April 2025), remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority. The construction drawings should be accompanied by:**
- I. Detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) along the length and proposed depth of the proposed infiltration feature/s,**
 - II. Drainage calculations (using the updated infiltration rates from part I) in the:**
 - 3.33% AEP (1 in 30 year) critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.**
 - 1% AEP (1 in 100 year) critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.**

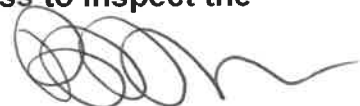
Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of Hertfordshire County Council.

Sustainable Drainage Scheme (SuDS) (LLFA)

- 17. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the**

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sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation.

II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.

III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Hertfordshire County Council.

SuDS Survey and Verification Report (LLFA)

- 18. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to Condition 16. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.**

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Hertfordshire County Council.

Interim and Temporary Drainage Measures (LLFA)

- 19. Development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of**

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who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The site works and construction phase shall thereafter be carried out in accordance with approved method statement, unless alternative measures have been subsequently approved by the Planning Authority

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

Surface Water Disposal (Anglian Water)

- 20. No hard-standing areas to be constructed until the works have been carried out in accordance with the Sustainable Urban Drainage Strategy required by Condition 16.**

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and policies of North Herts Council.

Archaeological Written Scheme of Investigation (1) (LEADS)

- 21. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:**
- 1. The programme and methodology of site investigation and recording**
 - 2. The programme and methodology of site investigation and recording as required by the evaluation**
 - 3. The programme for post investigation assessment**
 - 4. Provision to be made for analysis of the site investigation and recording**
 - 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation**
 - 6. Provision to be made for archive deposition of the analysis and records of the site investigation**
 - 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.**

Reason: To protect the archaeological interest of the site.

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Archaeological Written Scheme of Investigation (2) (LEADS)

- 22. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under Condition 21.**

Reason: To protect the archaeological interest of the site.

Archaeological Written Scheme of Investigation (3) (LEADS)

- 23. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 21 and the provision made for analysis and publication where appropriate.**

Reason: To protect the archaeological interest of the site.

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BIODIVERSITY NET GAIN INFORMATIVE

The development may not be begun unless:

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

The Biodiversity Gain Plan must include:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) the pre-development habitat biodiversity value of the onsite habitat;
- c) the post-development habitat biodiversity value of the onsite habitat;
- d) any registered off-site biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e) any biodiversity credits purchased for the development; and,
- f) any such other matters as the Secretary of State may by regulations specify.

HERTFORDSHIRE HIGHWAYS INFORMATIVE

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

AN) Storage of materials:

The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Obstruction of highway:

It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

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Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Debris and deposits on the highway:

It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made-up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

Further information is available by telephoning 0300 1234047.

AN) Works within the highway:

The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to secure permissions and approvals from Hertfordshire County Council as Highway Authority 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 County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

AN) Construction and Traffic Management Plan (CTMP):

The purpose of the CTMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at:

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Signed:



TEAM LEADER, DEVELOPMENT MANAGEMENT

SCHEDULE OF CONDITIONS NUMBERED 1 TO 23 ATTACHED TO PLANNING PERMISSION PL/0444/25 FOR THE APPLICATION FOR THE DEMOLITION OF 4NO. EXISTING BUILDINGS AND THE CONSTRUCTION OF A NEW 2 STOREY EDUCATION SUPPORT CENTRE WITH ASSOCIATED SOFT AND HARD LANDSCAPING, CAR PARKING AND ACCESS AT NORTH HERTS EDUCATION SUPPORT CENTRE, BRIAR PATCH LANE, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 3LY.

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

Dated: 26th June 2025

Signed:

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

TEAM LEADER, DEVELOPMENT MANAGEMENT