

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03113/FP	Erection of two semi-detached 4-bedroom dwellings including ASHPs to side elevations, associated photovoltaic solar panels to rear roofslopes, hard and soft landscaping, parking and creation of two vehicular crossovers off Snailswell Lane. (Amended plans received 01/04/26).	2 Snailswell Lane Ickleford Hitchin Hertfordshire SG5 3TP

Submitted Plan Nos

2026-01B 2026-02B 2026-03B 2026-04B 2026-05A 2026-06A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

T1	Assessment of transport matters
T2	Parking
SP5	Countryside and Green Belt
SP8	Housing
SP9	Design and Sustainability
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Ickleford Parish Council** – Objection:

- ☐ Concerns that the land is better suited as a garden for the purposes of Green Belt and self-sufficiency.
- ☐ Concerns that the proposed dwellings have too many bedrooms and would be unaffordable to local residents.
- ☐ Concerns that the lane would be unduly affected by additional vehicles.
- ☐ Concerns that the current drainage/sewerage system is outdated and insufficient to accommodate further development.

Ward councillor notified, agreed that the application may be determined under delegated powers.

3.2 **HCC Highways** – No objection with conditions and informatives.

3.3 **NHC Ecology** – No objection with conditions.

3.4 **Anglian Water** – No objection with informatives (initial objection removed after additional information provided).

3.5 **Environmental Health (Combined)** – No objection with recommended condition for land contamination and EV charging.

3.6 **HCC Waste and Recycling** – Objections but with informatives subject to an approval and a reminder that bins would be collected from the kerb.

3.7 **Site Notice and Neighbour Consultation** – One received in objection:

- ☐ Concerns about flooding in the area exacerbating from additional housing. Feels one dwelling would respond more positively to local context.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is identified as the western portion of the residential garden to the host dwelling of no.2 Snailswell Lane, Ickleford. The application site is washed over by the Green Belt. The application site would infill between 2no. pairs of semi-detached dwellings. The application site lies just outside the settlement boundary of Ickleford.

4.1.2 The subject plot is approximately 0.08ha in area and is broadly rectangular with a rear dog leg. The plot is currently residential curtilage and includes a few small sheds/greenhouses. The subject land is predominantly flat. There is a network of public rights of way in very close vicinity of the site also leading directly into the built core of Ickleford.

4.2 **Proposal**

- 4.2.1 Erection of two semi-detached 4-bedroom dwellings including ASHPs to side elevations, associated photovoltaic solar panels to rear roof slopes, hard and soft landscaping, parking and creation of two vehicular crossovers off Snailswell Lane.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- ☐ Principle of the development - whether development is inappropriate within the Green Belt and effect upon the openness of the Green Belt.
- ☐ The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- ☐ The impact that the proposed development would have on the living conditions of neighbouring properties.
- ☐ The impact that the proposed development would have on car parking provision in the area.
- ☐ The impact that the proposed development would have on the environment.

Location

- 4.3.2 The application site is washed over by the Green Belt, just west of the settlement boundary of Ickleford. Policy SP1 of the Local Plan supports the principles of sustainable development in North Hertfordshire within key settlements as the main focus for housing, employment and new development. Policy SP2 of the Local Plan identifies that provision is made in the NHLP for housing development within Ickleford.

Green Belt

- 4.3.3 The site is washed over by the Green Belt, as designated by the Local Plan 2011-2031. Paragraphs 154 and 155 within the NPPF set out which types of development are not inappropriate, with those paragraphs stating:

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

155. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

a) mineral extraction;

b) engineering operations;

c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;

d) the re-use of buildings provided that the buildings are of permanent and substantial construction;

e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

4.3.4 Policy SP2 permits general development within the defined settlement boundaries of Category A villages. Ickleford is not explicitly identified as a Category A village, but is identified as one of five villages where a greater amount of development has been allocated. The site is outside of the defined settlement boundary, and therefore, the proposed development would not strictly comply with SP2 of the Local Plan 2011-2031.

- 4.3.5 Turning to Paragraph 154 of the NPPF, I consider that exception e) is relevant to the proposal. Appeal decisions within the district have concluded that development outside of settlement boundaries defined by the Local Plan, but that would be physically related to Category A settlements, can comply with exception e) in respect to being in a village, but still needs to comprise in-filling.
- 4.3.6 The proposed site plan indicates that the development would erect 2no. dwellings on a plot of land bound by development to the north, east and west, with a field to the south between the site and the main built core of Ickleford. I consider that in-filling would occur given the site would be in line with other dwellings, has a proposed new highway access to Snailswell Lane like that of the host dwelling, and would be bound by development.
- 4.3.7 Snailswell Lane feeds to Arlesey Road, which feeds into the built core of Ickleford, and the application site lies between 2no. pairs of semi-detached dwellings within a larger group of dwellings that are not separated by significant swathes of open space or green fields sites. Generally, there is a continuous link of residential curtilages linking this group of dwellings along Snailswell Lane and the built core of Ickleford. I consider the proposal site to sit within the village of Ickleford, taking account of appeal decisions and the relevant material considerations beyond boundary designations in Local Plan documents.
- 4.3.8 For the reasons discussed above, I consider that the proposal would be infill development albeit the site is not within the defined settlement limits of Ickleford as set out in the Policies Map of the Local Plan. Taking account of appeal decisions on this matter and the site may be treated as being within the village for the purpose of application of NPPF Paragraph 154. The proposal would therefore not constitute inappropriate development in the Green Belt.

Design and Appearance:

- 4.3.9 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main building in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

Appearance

- 4.3.10 This section of Snailswell Lane is characterised by 2no. pairs of two-storey semi-detached dwellings with hipped roof forms and white render external finish. Dwelling nos. 1-3 sit comfortably within their plots with spacious side/rear gardens; dwelling no.4 sits within a much smaller plot. The proposed siting of the new pair of two-storey semi-detached dwellings is considered acceptable as it lie between these existing dwellings and would not be isolated in the countryside.
- 4.3.11 The proposed pair of 2no. two-storey semi-detached dwellings would be slightly taller (~0.45m) than the neighbouring dwellings at 8.1m; however, given the hipped roof form and distance between dwellings, this would appear comparable. In footprint, size and siting, the dwelling would be considered to relate acceptably to its plot by not appearing cramped and being sufficiently set away from the boundaries.
- 4.3.12 The design would be comparable to the neighbouring dwellings given the hipped roof form, white smooth render and red brick plinth walls, clay roof tiles and white aluminium fenestration. Therefore, the external materials are considered appropriate to the character of the locality. The design includes an open porch canopy to each entrance door, side tandem parking (3no. spaces per dwelling), cycle parking, bin storage, rear solar panels and an ASHP to the open side elevation of each dwelling. Environmental Health (Noise) have not objected to the provided details.
- 4.3.13 The fenestration design is typical of the area with all side elevation windows marked as obscure glazed and non-opening below 1.7m from floor level. The first-floor side elevation windows have been conditioned to be obscure glazed.

Layout and Access

- 4.3.14 The proposal seeks 2no. new dropped kerbs (1no. per dwelling), separated by the retained ash tree and beech hedge, connecting to the public highway of Snailswell Lane. The driveways would be suitably large. The dwellings would benefit from a garden and amenity space and would not result in an overly crowded form of development. Bin collection points are to the front of the site adjacent to the entrance. Due to the rural location, relationship with the host dwelling, and for the consideration of harm to the Green Belt, I consider it is prudent to withdraw permitted development rights from Classes A, AA, B, C, E, Part 1, Schedule 2 of the GPDO (2015).

Landscaping

- 4.3.15 Details of the proposed hardstanding are mainly shown to surround the dwellings at an appropriate depth to provide a driveway and terrace; so, the extent and location of the hardstanding is considered to be acceptable and would not result in an unacceptable urbanising impact upon the rural area. Soft landscaping would comprise grass and trees to the amenity areas, with hedging to the boundaries. Overall, the landscaping details proposed would be acceptable.
- 4.3.16 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.17 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.18 Regarding neighbour amenity, the main dwelling to be affected by the proposed new dwellings would be no.2 Snailswell Lane, the host dwelling, to the east. The proposed dwellings are not considered harmful to no.2 due to the proposed distance from it, its design, and the fact that the upper floor side elevation window would be obscure glazed. The size of the remaining rear garden for no.2 is considered acceptable. Concerns have been raised about flooding on the main road; however, the new proposed dwellings would lie within flood zone 1 and a proposal of this size and siting is unlikely to materially worsen flooding/drainage issues. Regarding the western neighbour, the proposal would be sufficiently set away from the main dwelling and the side elevation windows would be obscure glazed.
- 4.3.19 Given the above, it is considered that the proposed development would not result in an unacceptable detrimental impact upon the living conditions of neighbouring occupiers, as to be objectionable, in terms of over-dominance, shading or loss of privacy and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Standard of Amenity for Future Occupiers:

- 4.3.20 The proposed development would deliver the sufficient internal floorspace to satisfy the nationally described space standards for a dwelling of this size for up to 6-7 persons. The dwelling would benefit from amenity space and is not considered to be harmed by the presence of neighbouring dwellings. Therefore, the internal standard of amenity for future occupiers is considered to be acceptable.

Highways and Parking:

- 4.3.21 The proposed development would have each dwelling served by a minimum of two off-street parking spaces. The Highways Authority have not objected on safety or sustainability grounds, stating *the county council considers Snailswell Lane not to be a traffic sensitive road*. Suitable cycle parking is demonstrated. Therefore, impacts to parking provision locally would not be harmful and the proposal complies with Policies T1 and T2 of the NHLP.

Environmental Implications and BNG:

- 4.3.22 The Council Ecologist has made the following comments:

The November 2025 Statutory Biodiversity Metric records a baseline value .35 Habitat Units and .08 Hedgerow Units. The post-development habitats of the site are valued at .26 Habitat Units and .06 Hedgerow Units, resulting in a net loss of 25% in habitat units and 21% loss of hedgerow units. It is disappointing to see the loss of trees from the site and the biodiversity gain hierarchy needs to be considered when determining whether biodiversity units can be secured off site. Given there is no available public open space it is acceptable for the applicant to source the unit shortfall by purchasing off site units.

The November 2025 Ecological Appraisal (EA) did not find any evidence of protected species using the site but does make recommendation for ecological enhancements. The North Herts Local Plan advises development should consider the inclusion of integrated features in the built fabric of dwellings such as bat, bird and bee bricks which are referred to in the EcIA

Therefore, the standard BNG condition and an ecological enhancements shall be applied.

- 4.3.23 Regarding flooding/sewerage concerns, Anglian Water have not objected to the details submitted. They have stated that *the sewerage network at present has available capacity for the anticipated foul flows* and have not objected to the surface water disposal.
- 4.3.34 A Construction Management Plan and Biodiversity Gain plan are conditioned to be submitted but the result is expected to be generally in compliance with Section 14 of the NPPF and Local Plan Policy NE4.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and complies with both local and national planning policies.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** given the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Method Statement shall include

details of:

- Access arrangements to the site.
- Traffic management requirements.
- Construction and storage compounds
- 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.
- Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding which must be kept within the site boundary, pedestrian routes and remaining road width for vehicle movements

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).

4. Before the development hereby approved is first occupied, all on site vehicular areas shall be accessible and surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

5. Before the development hereby approved is first occupied, the new accesses serving the development shall be completed in accordance with the approved in principle plan, drawing number 2026/02 revision B, and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction. This includes the visibility splays as shown at the top of this plan, maintained in perpetuity, within which there shall be no vertical obstruction between 600mm and 2 metres.

Reason: To ensure the provision of an access appropriate for the development in the interests of highway safety and convenience.

6. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures, has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

7. In the event that contamination is found when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An

investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

8. The windows at first floor level on the side elevations of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, AA, B, C, and E of Part 1 (and any further new class that may be introduced by way of an update) of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

10. Prior to the first occupation of the dwelling(s) hereby approved, details of the Air Source Heat Pump(s) shall be submitted to the LPA and approved in writing and installed on site (for each dwelling).

Reason: To ensure that there are no adverse impacts on the design of the dwelling hereby approved or adverse harm on the amenities of the neighbouring occupiers. Local Plan Policies D1 and D3.

11. No gates shall be provided across the access to the site.

Reason: In the interests of local visual amenity and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

12. None of the trees to be retained on the application site shall be felled, lopped, topped,

uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

13. Any tree felled, lopped, topped, uprooted, removed or otherwise destroyed or killed contrary to the provisions of the tree retention condition above shall be replaced during the same or next planting season with another tree of a size and species as agreed in writing with the Local Planning Authority, unless the Authority agrees in writing to dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

14. Prior to the commencement of the development hereby permitted full details of a comprehensive hard and soft landscaping scheme (including planting details) and all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

All approved hard standing and boundary treatments shall be completed prior to the first occupation of the development.

The approved soft landscaping / planting details shall be carried out before the end of the first planting season following either the occupation of the (first) dwelling or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To ensure the development is comprehensively landscaped in the interests of visual amenity. Local Plan Policies D1 and N2.

Biodiversity Net Gain

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 North Hertfordshire District Council.

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

(<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

1. 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.

2. 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.

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.

3. 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.

4. Where loose gravel or shingle is used, a suitable measure to prevent material spilling onto the road/footpath/verge must be installed. It is an offence under section 148 of the Highways Act 1980 to deposit debris onto the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible.

Further information is available by telephoning 0300 1234047.

5. The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.
6. Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf.

Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

7. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087 Option 2.
8. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087 Option 2.
9. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 May 2026	