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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Melissa Tyler.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b>                                                                                            | <b>APPLICATION SITE</b>                                                             |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 25/01980/FP                      | Erection of two self-build detached 3-bed dwellings including open carports, cycle stores, garden stores; bin storage and landscaping. | Gosmore End House<br>Hitchin Road<br>Gosmore<br>Hitchin<br>Hertfordshire<br>SG4 7QH |

**Submitted Plan Nos**

Location Plan W4022 - Site Plan W4026 W4028 W4029 W4027 W4030 W4023 W4024 W4025  
HRG-L1-B Materials Plan

## **1.0     Policies**

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### **1.1     North Hertfordshire District Local Plan 2011 – 2031**

Policy SP1: Sustainable Development in North Hertfordshire  
Policy SP2: Settlement Hierarchy and Spatial Distribution  
Policy SP6: Sustainable Transport  
Policy SP8: Housing  
Policy SP9: Design and Sustainability  
Policy SP11: Natural Resources and Sustainability  
Policy SP12: Green Infrastructure, Landscape and Biodiversity  
Policy SP13: Historic Environment  
Policy T1: Assessment of Transport Matters  
Policy T2: Parking  
Policy D1: Sustainable Design  
Policy D3: Protecting Living Conditions  
Policy D4: Air Quality  
Policy NE4: Biodiversity and Geological Sites  
Policy HE1: Designated Heritage Assets

### **1.2     National Planning Policy Framework (July 2021)**

Section 2: Achieving sustainable development  
Section 5: Delivering a sufficient supply of homes  
Section 8: Promoting healthy and safe communities  
Section 9: Promoting sustainable development  
Section 11: Making effective use of land  
Section 12: Achieving well-designed places  
Section 14: Meeting the challenge of climate change, flooding and coastal change  
Section 15: Conserving and enhancing the natural environment  
Section 16: Conserving and enhancing the historic environment

## **3.0     Representations**

### **3.1     Site Notice and Neighbour Consultation – None received**

- 3.2 **Hertfordshire Highways** – Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.
- 3.3 **St Ippolyts Parish Council** - It was agreed by St Ippolyts Parish Council 13<sup>th</sup> October Parish Council meeting there was no objection to this planning application.
- 3.4 **Environmental Health (Air Quality)** – No objection
- 3.5 **Environmental Health (Land Contamination)** – The Environmental Protection and Housing Team have no objections to the proposed development in relation to land contamination. However, we to see information on land contamination. I, therefore, recommend that the following conditions are placed on any decision notice should you be minded to grant approval.
- 3.6 **Environmental Health (Noise)** – The Environmental Protection and Housing Team have no objections to the proposals in relation to noise and other nuisances.
- 3.8 **Waste and Recycling** – Condition requiring further details.
- 3.9 **Conservation Officer** – The Conservation Officer gave detailed comments throughout the application. Concluding

*I raise an OBJECTION for the following reason. The application site formed part of the grounds to the original Gosmore House (demolished late C19) and now reads as part of the substantial grounds to Iris Court Care Home which is described as a significant green space in the GCACS. The proposed development would be the first built form experienced on the west side of Hitchin Road when entering the GCA from the north and would sit directly opposite the current Gosmore House (grade II). Introducing this amount of built form across the site with only a narrow space between the dwellings, will have an erosive urbanising impact upon the perception of openness behind the close board boundary fence. The scheme will have a small yet adverse transforming quality that will fail to satisfy the provisions of Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.*

#### 4.0 **Planning Considerations**

##### 4.1 **Site and Surroundings**

- 4.1.1 The site is an enclosed parcel of land adjacent to Hitchin Road. There is an existing fence and hedge the fronts the site and vehicular access to Gosmore End House which is unlisted but is located in the Gosmore Conservation Area. Directly opposite the application site is Gosmore House (grade II).

##### 4.2 **Proposal**

- 4.2.1 Planning permission is sought the erection of two self-build detached 3-bed dwellings including open carports, cycle stores, garden stores; bin storage and landscaping.

#### 4.3 **Key Issues**

- 4.3.1 The key issues for consideration are the

- ☐ The Principle of Development
- ☐ The Impact on Designated Heritage Assets
- ☐ Sustainability
- ☐ The Design and its Impact on the Character of the Area
- ☐ The Impact on Neighbouring Dwellings/Future Occupiers
- ☐ Landscaping
- ☐ Highways, Access, and Parking
- ☐ Other Matters

##### Principle of Development

- 4.3.2 Gosmore is defined in Policy SP2 (Settlement Hierarchy and Spatial Distribution) as a Category A village where general development will be permitted within the recently defined settlement boundary. As the application site is within this boundary, there is no objection in principle to new development subject to the other considerations such as layout, design and impact on the Conservation Area.

##### Five year land supply

- 4.3.3 Though the Local Plan is still within its date range of 2011 – 2031, the Council does not have a 5-year supply of deliverable housing land (5YHL). In The Five-Year Housing Land Supply Update dated November 2025 (pages 17-19) it concludes with two options. Both concluding we cannot demonstrate a 5YHL. Table 10 shows that we can demonstrate a five-year land position of 2.6 years against our adopted housing requirement. This figure falls below the five-year requirement. And Table 11 shows that we can demonstrate a five-year land position of 3.3 years using the Governments New Standard Methodology. This figure also falls below the five-year requirement. The tilted balance set out at paragraph 11 (d) of the NPPF would be engaged. Therefore, a there is a presumption in favour in terms of harm and benefits should be applied, whereby planning permission should be granted unless the application of policies in the NPPF that protect areas of assets of particular importance provides a strong reason for refusing the proposal; or the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF take as a whole.

##### Sustainability

- 4.3.4 The overarching purpose of the planning system is to contribute to achieving sustainable development, as stated in Section 2 of the NPPF. This is considered against the three objectives of sustainable development, the economic, social, and environmental objectives.

- 4.3.5 Firstly, in terms of the economic objective, the proposed development would see the delivery of jobs during the build/construction phase which is a modest benefit.
- 4.3.6 Secondly, in terms of the social objective, this would add an additional dwellings to the district's housing figures which could be delivered in a relatively short space of time, which is a modest benefit.
- 4.3.7 In terms of the environmental objective, it is acknowledged that future occupiers of this proposal would be reliant on private vehicles for most of their needs. This issue is covered in more detail in the section below on highway matters however the site is within a category 'A' village which has primary school and some local facilities.
- 4.3.8 The proposal will incorporate sustainable building features, such as an EV charging point and a condition is recommended to secure other low carbon and energy reducing features in the construction and operational phase of the development. Overall, these environmental benefits are deemed appropriate relative to the scale of development proposed.
- 4.3.9 As such, it is considered that the proposal accords with the three strands of sustainability and attributed due weight in the planning balance.

#### Impact on Designated Heritage Assets

- 4.3.10 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the National Planning Policy Framework (NPPF) sets out guidance relating to sustaining and enhancing heritage assets.
- 4.3.11 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area or Listed Building), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. This approach is reflected in Local Plan Policy SP13.
- 4.3.12 Paragraph 205 of the NPPF goes on to set out that great weight should be given to the conservation of heritage assets and paragraph 206 confirms that any harm to or loss of, the significance of designated heritage assets, should require clear and convincing justification.
- 4.3.13 Paragraph 208 states that *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."* This approach to balancing heritage impacts against public benefits and securing optimum viable use is reflected in Local Plan Policy HE1.
- 4.3.14 The Council's Conservation Officer has considered the proposals (his detailed comments can be found on the website).

- 4.3.15 In summary, the Conservation Officer concludes “I am not necessarily opposed to development on this site. I am simply not convinced that the scheme would preserve or enhance the character or appearance of the GCA, therefore, in heritage terms the scheme is considered unacceptable for the reason set out above. However, I acknowledge that there may be other sound planning reasons to grant planning permission”.
- 4.3.16 Having regard to the detailed comments made by the Conservation Officer, I take a different view. I am of the view that the development of this site with this proposal would not cause significant harm to the character and appearance of the Conservation Area. By reason of level of harm on balance would not overcome the benefits of delivering two houses within a Cat A village with the presumption in favour of development and the lack of a 5 year land supply. The House 2 would not be highly visible from public views and the elevation of House 1 onto Hitchin Street has been designed to create an interesting elevation with materials and features to sit comfortably within the Conservation Area. The harm, in my opinion, is to the lower end of less than substantial. Relevant policy dictates that this harm should be weighed against the public benefits of a proposed development.
- 4.3.17 In line with the above and subject to the conditions, it is my view that the amended proposed development would not result in material harm to the character and appearance of the Letchworth Conservation Area, as designated heritage assets.

#### The Design and its Impact on the Character of the Area

- 4.3.18 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to the sites local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. This is echoed in Section 12 of the NPPF.
- 4.3.19 The dwellings have been designed traditional vernacular design with one and a half storeys in height with steep gables and gabled dormers reflecting details around Gosmore. Materials include plain clay tiles with soft red brickwork. Traditional sash windows at ground floor and side hung small pane casements to other openings at first floor are proposed. Stone sub cils, flat cut brick arched lintels and brick dentil details to gables are proposed. Dormer cheeks would be lead clad. The garage buildings will have plain clay tiled roofs and stained featherboarded to elevations.
- 4.3.20 In design terms, the proposed dwellings are considered acceptable in my view, because it has been designed with traditional features and materials that reflect the rural setting of Gosmore. The dwellings would not appear out of place in the locality. Whilst the buildings would be visible from Hitchin Road over the hedgerow and fence this is not considered to be detrimental to the character of the area.

- 4.3.21 The proposal to use one vehicular access from Hitchin Road, and setting the development behind existing and new planting, will help to minimise the visibility and visual impacts of the development in the wider locality as it will be extensively obscured.
- 4.3.22 It is considered that permitted development rights should be removed by condition in the interests of maintaining control over the appearance of the development, potential impacts on dwellings outside the site, and on future occupiers of the development.
- 4.3.23 The amount, size, scale, layout and design of the proposed development is considered acceptable that would not result in any unacceptable harm and remain sympathetic to the local character of the area. The proposal complies with Policies SP9, SP13, D1, HE1 of the Local Plan; and Sections 12 and 16 of the NPPF.

#### The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.24 Policy D1 of the Local Plan states that, amongst other things, development proposals should meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. These considerations are echoed within Section 12 of the NPPF.
- 4.3.25 It is accepted that the proposed development will have some impact upon the outlook and amenities of neighbouring dwellings, due to their scale and nature as built form on a site where there is currently no existing.
- 4.3.26 The layout of the development does not raise any obvious concerns from a residential amenity perspective. There is adequate separation space provided between existing and proposed dwellings to avoid unneighbourly impacts and first floor windows are positioned so as to avoid overlooking to neighbouring garden areas.

#### *Impact to future occupiers*

- 4.3.27 The houses are acceptable in size, all exceeding the minimum space requirements of these standards. This, along with private rear gardens, on plot parking and bin and bike storage means that these houses can be considered to represent a good standard of amenity for future occupiers, and Policy D1 is considered to be met in this regard.
- 4.3.28 As such, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties. This is in accordance with Policies D1 and D3 of the Local Plan.

#### Trees and Landscaping

- 4.3.29 The site has two existing trees within the garden of the proposed house 2 which are part of an avenue of trees along the boundary between the development site and the dwellinghouses on

Letter Box Row. The trees have a high visual amenity and are protected by being located within the Gosmore Conservation Area but none of the trees are protected by Tree Preservation Orders.

- 4.3.30 The proposed development seeks to remove approximately 6 metres of hedge within the site and cannot be seen by public views from Hitchin Street. The two trees are proposed to be retained. The application is supported by a Tree Survey and Arboricultural Impact Assessment and Method Statement written by Arc Arboricultural Solutions dated August 2025. The reports states the two trees have high and moderate quality and the three existing hedgerows also carry a moderate quality.
- 4.3.31 The report concludes that the majority of the proposed development would be outside the root protection areas (RPA's) of the trees and would be considered to be sufficiently far from them to not affect their canopies or result in future pressures for their removal. In order to provide a level of protection for both the trees and hedgerows I have recommended conditions to protect from construction.
- 4.3.32 The development includes comprehensive hard and soft landscaping throughout the site. The amount of hard landscaping is not considered excessive given the amount of development. Details of the materials of the various hard surfaces can be required to be so by condition. Proposed boundaries comprising of existing fences and hedgerows are considered acceptable.
- 4.3.33 The soft landscaping and planting details can be required by an appropriate condition. The proposal is considered to comply with Local Plan Policies SP9, SP12, D1, SI2 and NE2; and Sections 12 and 15 of the NPPF.

#### Highways, Access, and Parking

- 4.3.34 Hertfordshire Highways were consulted on the proposed scheme. They concluded that "The scale of the proposed development is unlikely to result in a significant increase in traffic movements that would cause demonstrable harm to the highway network in terms of free flow or capacity. Therefore, the Highway Authority does not wish to raise any objection to the granting of planning permission."
- 4.3.35 Access to the proposed dwellings is via an existing entrance serving a large care home located to the north of the site. This access is considered fully adequate to accommodate the proposed development.
- 4.3.36 Local Plan Policy T1 requires that the development should not result in highway safety problems or to cause unacceptable impacts on the highway network, whilst Policy T2 requires that new development meet the car parking requirements. Regarding parking, the parking standards require for each new house of two or more bedrooms to have two parking spaces and between 0.25 – 0.75 visitor parking with the higher number where there are no garages and the lower number where garages are provided. Each house would have space to park at least two cars on

plot, as well as the proposed garage spaces so this proposal meets the parking requirements of the Local Plan.

#### Other Matters

- 4.3.37 The proposed dwellings show an area next to the garage for the storage of bins, such that wheeling them out on collection day will be straight forward. Moreover, the property would benefit from a sizable garages, which could be used for the storage of bicycles. This is considered acceptable in my view.

#### **Environmental Health and waste**

- 4.3.38 In regard to environmental Health (Noise, Contamination and Air quality) and Waste, no technical objections are raised to this development by the relevant statutory and non-statutory consultees. Conditions have been recommended by a number of these consultees if permission were to be granted.

#### **4.4 Conclusion**

- 4.3.39 The proposed development, including the erection of two new detached dwellings, is considered to be acceptable in principle given the location of the site within a Category A village.
- 4.3.40 Section 5 of the NPPF seeks to significantly boost the supply of housing, and to identify opportunities for villages to grow and thrive. The local plan also identifies the village and delivery of new housing within Category A villages as appropriate for development. The site would provide an additional three dwellings within a Category A village that can be delivered in a short amount of time. The proposal would contribute towards maintaining the vitality of the village.
- 4.3.41 The proposed development would result in some economic benefits through construction and related services employment and additional spending within the local economy. Furthermore, the development would help support the local community through the provision of additional well-designed homes within the area. Whilst the scale of the development would be modest, it is considered that significant weight should be attached to the benefits arising from the delivery of two modest homes in this village location.
- 4.3.42 The application site is situated within the Gosmore Conservation Area. Less than substantial harm has been identified to the designated heritage assets, and this harm is considered to be towards the lower end of the scale in my view. Whilst great weight should be attached to this harm, it is considered that the public benefits of the proposed development would outweigh the less than substantial harm to the significance of the conservation area. Therefore, it is considered that the proposal would comply with Local Plan Policy HE1 and paragraph 208 of the NPPF.

4.3.43 Given the above, it is considered that the public benefits of the proposed development would outweigh the harm caused to the setting of the Gosmore Conservation Area.

4.5            **Alternative Options**

4.5.1           N/A

4.6            **Pre-Commencement Conditions**

4.6.1           The agent is in agreement with the proposed pre-commencement conditions.

4.7            **Climate Change Mitigation Measures**

4.7.1           N/A

5.0            **Recommendation**

5.1            That planning permission be **GRANTED** subject to 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. The dwellinghouses hereby permitted shall only be finished in a York Handmade Bricks - Olde Clamp Blend, with reclaimed Clay Roof Tiles as stated on the Materials Plan and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and to protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. None of the trees or hedgerows 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.

5. Before the commencement of any other works on the site, the two London Plane Trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of 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.

6. The root protection zones of all trees and hedgerows to be retained where construction or excavation works are proposed shall be carried out fully in accordance with the approved details of submitted Tree Survey and Arboricultural Impact Assessment and Method Statement dated August 2025

Reason: To prevent damage to or destruction of the trees to be retained on the site in the interests of 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 2011-2031.

7. 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.

8. 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.

9. No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:
- A Preliminary Risk Assessment report documenting the ground conditions of the site with regard to potential contamination;
  - A Generic Quantitative Risk Assessment (where shown to be necessary by the Preliminary Risk Assessment);
  - A Detailed Quantitative Risk Assessment (where shown to be necessary by the General Quantitative Risk Assessment)
  - A Remedial Options Appraisal and Remediation Strategy (where shown to be necessary by the Detailed Quantitative Risk Assessment).

All such work shall be undertaken in accordance with Land Contamination Risk Management (Environment Agency, 2023) or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment.

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)

10. Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

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)

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.

### **Biodiversity Net Gain**

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

### **Proactive Statement:**

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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. AN1) 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.

AN2) 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. 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.

AN3) Construction Management Plan (CMP): The purpose of the CMP 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:

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

AN4) 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.

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| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management</div> <div>North Hertfordshire District Council</div> <div>Council Offices</div> <div>Gernon Road</div> <div>Letchworth</div> <div>Herts</div> <div>SG6 3JF</div> |
| <div>Determining Officer</div> <div><b>Date:</b> 10 February 2026</div>                                                                   |                                                                                                                                                                                               |