

Location: **Land On The South West Side Of
Stevenage Road
St Ippolyts
Hertfordshire**

Applicant: **Mr D Vercoe**

Proposal: **Variation of Condition 2 (revised plans) of planning
permission 19/01669/FP granted 11.02.2025 for erection
of 14 dwellings including new vehicular access off
Sperberry Hill (serving 10 dwellings) and new vehicular
accesses off Stevenage Road (serving 4 dwellings)**

Ref. No: **25/01579/S73**

Officer: **Anne McDonald**

Date of expiry of statutory period: 17.12.2025

Target Determination date: 17th December 2025.

Reason for delay: N/A.

Reason for referral to committee:

The application is to be determined by Planning Control Committee by reason of the development being residential development with a site area of 0.5 hectares or greater, as set out in 8.4.5 of the Council's Scheme of Delegation.

Supporting documents

Plans:

- 18142-1004 – site location plan;
- 5761-CAL-ZZ-ZZ-DR-A-SK01-P3 – proposed site plan;
- 5761-CAL-2376-ZZ-DR-A-109-P2 – first floor plan plots 7 & 10;
- 5761-CAL-2376-ZZ-DR-A-108-P2 – ground floor plan plots 7 & 10;
- 5761-CAL-2060-ZZ-DR-A-306-P2 – elevations plot 1;
- 5761-CAL-2060-ZZ-DR-A-305-P2 – first floor plan plot 1;
- 5761-CAL-2060-ZZ-DR-A-206-P2 – elevations plot 9;
- 5761-CAL-2060-ZZ-DR-A-205-P2 – first floor plan plot 9;
- 5761-CAL-2060-ZZ-DR-A-106-P2 – elevations plot 5;
- 5761-CAL-2060-ZZ-DR-A-105-P2 – first floor plan plot 5;
- 5761-CAL-2039-ZZ-DR-A-106-P2 – elevations plots 2 & 3;
- 5761-CAL-2036-ZZ-DR-A-105-P2 – first floor plan plots 2 & 3;
- 5761-CAL-AT-ZZ-DR-A-107-P2 – floor plans plots 11, 12 & 13;
- 5761-CAL-2971-ZZ-DR-A-113- P2 – elevations plot 4 plan 2 of 2;
- 5761-CAL-2971-ZZ-DR-A-112 – P2 – elevations plot 4 plan 1 of 2;
- 5761-CAL-2971-ZZ-DR-A-111-P2 – first floor plan plot 4;
- 5761-CAL-2971-ZZ-DR-A-110-P2 – ground floor plan plot 4;

- 5761-CAL-2060-ZZ-DR-A-306-P2 – elevations plot 1;
- 5761-CAL-2376-ZZ-DR-A-211-P2 – elevations plots 6 & 8 plan 2 of 2;
- 5761-CAL-2376-ZZ-DR-A-210-P2 – elevations plots 6 & 8 plan 1 of 2;
- 5761-CAL-2376-ZZ-DR-A-209-P2 – first floor plan plots 6 & 8;
- 5761-CAL-2376-ZZ-DR-A-208-P2 – ground floor plan plots 6 & 8;
- 5761-CAL-2376-ZZ-DR-A-111-P2 – elevations plots 7 & 10 plan 2 of 2;
- 5761-CAL-2376-ZZ-DR-A-110-P2 – elevations plots 7 & 10 plan 1 of 2;
- 5761-CAL-2BAB-ZZ-DR-A-105-P2 – elevations plot 14;
- 5761-CAL-2BAB-ZZ-DR-A-104-P2 – ground floor plan plot 14;
- 5761-CAL-G4-ZZ-DR-A-103-P2 – elevations plots 9 & 10;
- 5761-CAL-G4 -ZZ-DR-A-102-P2 – ground floor plan plots 9 & 10;
- 5761-CAL-G2 -ZZ-DR-A-103-P2 - elevations;
- 5761-CAL-G2 -ZZ-DR-A-102-P2 – ground floor plan;
- 5761-CAL-G20 -ZZ-DR-A-103-P2 – elevations plot 4;
- 5761-CAL-G20-ZZ-DR-A-102-P2 – floor plans plot 4;
- 5761-CAL-AT-ZZ-DR-A-108-P2 – elevations plots 11, 12 & 13.

Supporting documents:

- Clearling Fusion Brochure -solar PV;
- Vaillant Air Source Heat Pump Brochure.

1.0 Policies

1.1 North Herts Local Plan 2011 - 2031

Policy SP1: Sustainable development in North Hertfordshire

Policy SP2: Settlement Hierarchy and Spatial Distribution

Policy SP6: Sustainable Transport

Policy SP7: Infrastructure requirements and developer contributions

Policy SP8: Housing

Policy SP9: Design and Sustainability

Policy SP10: Healthy communities

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 HS1: Local Housing Allocations

Policy HS2: Affordable housing

Policy HS3: Housing mix

Policy HS5: Accessible and adaptable housing

Policy D1: Sustainable Design

Policy D3: Protecting living conditions

Policy D4: Air Quality

Policy NE2: Landscape

Policy NE4: Biodiversity and geological sites

Policy NE6: New and improved open space

Policy NE7: Reducing flood risk

Policy NE8: Sustainable drainage systems

Policy NE11: Contaminated land

Policy HE1: Designated heritage assets

Policy HE4: Archaeology

Policy SI2: Land south of Stevenage Road

1.2 **National Planning Policy Framework**

Section 5 – Delivering a sufficient supply of homes
Section 8 – Promoting healthy and safe communities
Section 9 – Promoting sustainable transport
Section 11 – Making effective use of land
Section 12 – Achieving well-designed and beautiful 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

1.3 **Supplementary Planning Documents**

Developer Contributions SPD (2023)

2.0 **Site History**

2.1 90/01554/1 - Outline Application for three detached dwellings – Refused 09/07/91.

Appeal dismissed.

2.2 01/00348/1 - 5 Detached dwelling houses (Outline Application - All matters reserved) - Refused 31/05/01 for:

1. The proposed dwellings are in an area that is designated in the approved County Structure Plan Review 1991-2011 and the North Hertfordshire District Local Plan No 2 with Alterations as Green Belt. Within that area there exists a general presumption against new housing development. In the view of the Local Planning Authority the nature of the proposal does not justify that strong presumption being overridden. Additionally, the proposal would be viewed as encroaching into the surrounding countryside, thereby having an adverse impact from the visual amenities and landscape of this part of the Green Belt contrary to paragraph 1.5 of Planning Guidance Note 2 (Green Belts).

Appeal dismissed 26/10/01.

2.3 19/01669/FP – Erection of 14 dwellings including new vehicular access off Sperberry Hill (serving 4 dwellings) and new vehicular access off Stevenage Road (serving 10 dwellings). Conditional permission – granted 11th February 2025.

2.4 Discharge of condition applications have been submitted for conditions 3, 11, 11b, 12, 19, 20, 23, 24, 25, 26, 28, 29 and 31 imposed on planning permission 19/01669/FP.

2.5 Applications 25/02732/S106A (open space); 25/02733/S106A (LLFA / drainage) and 25/02734/S106A (fire hydrants) have also been submitted regarding matters within the S106 Agreement which require approval. These applications are currently pending.

3.0 **Representations**

- 3.1 **HCC Highways** – an incorrect response has been provided, referring to items that not within the scope of the application. The highways officer has been re-consulted, and an update will be given as the PCC meeting.
- 3.2 **HCC Archaeology** – although some or all of the on site fieldwork has been carried, a report on the investigations has not yet been submitted nor proposal for analysis and publication of the results. Therefore, conditions remain appropriate to secure this information.
- 3.3 **HCC LLFA** – no comment as no change is proposed to the drainage strategy.
- 3.4 **HCC Fire and Rescue Team** – no comment.
- 3.5 **NHDC Environmental Health** – no objection.
- 3.6 **NHDC Housing Officer** – this is an allocated housing site, and with 14 dwellings being proposed, 25% should be affordable housing. This will be four dwellings and they should be 2 x 2-bed, 1 x 2-bed and 1 x 3-bed homes.
- 3.7 **Anglia Water** – no comment.
- 3.8 **Sport England** – no comment as this application does not fall within our remit.
- 3.9 The application has been advertised with site and press notices and neighbour notification letters. At the time of writing two objections have been received. Key points raised include:
- I and many others all object for the same reasons as last time.
 - I strongly object to any additional traffic into Stevenage Road.
 - For a small village there is already a lot of traffic and there is no pavement along part of the road.
 - Children have to walk to school in the road.
 - The road is a narrow and it is difficult for cars to pass delivery vans or rubbish trucks making is unsafe for pedestrians.
 - Driving past the green and school at drop off and pick up there already has been many confrontations.
 - The village cannot cope with any more traffic, and four new homes could result in many more traffic trips.
 - I am dismayed that this application is trying to go through again after it seem that it was settled with ne dwelling with access from Stevenage Road.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is approx. 1.2 ha in size, in the south-east of St Ippolyts. The houses approved under application 19/01669/FP are being constructed on site.

- 4.1.2 The site lies between two public highways to its north and south (Stevenage Road, and Sperberry Hill, respectively). A public footpath runs along the east side of the site and connects the two above public highways. Stevenage Road is narrow for much of its length, with pedestrian footways approx. 330m to the NW. Vehicular access from Stevenage Road to Sperberry Hill is closed by barriers near dwelling Ryefield to the east.
- 4.1.3 The site is adjacent to two storey dwellings to the east, west and north. To the NE is the Wymondley Electrical sub-station. To the south is an agricultural field. The site is allocated Housing Site SI2 within the settlement boundary of St Ippolyts and Gosmore, which is a Category A village in the Local Plan.
- 4.1.4 Opposite the site on the south side of Sperberry Hill, is the site where a 35.5 ha solar farm is to be sited, which has been granted planning permission under application ref. no. 24/02455/FP.

4.2 Proposal

- 4.2.1 This is a S73 application to vary planning permission 19/01669/FP. The proposed changes are:
- the addition of solar PV panels to plots 11, 12, 13 and 14;
 - the addition of a 10kW Air Source Heat pump (ASHP) to plot 4;
 - the addition of a 7kW Air Source Heat (ASHP) to plots 1, 2, 3, 5, 6, 7, 8, 9 and 10.
 - the elevations aligning with the materials approved by the discharge of condition application.

4.3 Key Issues

- 4.3.1 The parent application, 19/01669/FP, considered the full details of this proposal and the report for this application is attached at Appendix 1. As this S73 proposal is not changing the principle of development, the site layout or the design of the development, it is not considered necessary to repeat the key issues within this report.

Solar PV panels and Air Source Heat Pumps

- 4.3.2 There is no objection to the addition of the Solar PV panels to plots 11 – 14. These are to be sited on the rear roof slope of plots 12 – 14 and on the side roof slope of plot 11. In my view these will have a minimal visual appearance on the appearance of the houses and there is no objection to them. There is also no objection to the addition of ASHPs to plots 1 – 10. The ASHPs are to be located against the side wall of the garage for most plots, or adjacent so the side flank wall of the house in plots 1 and 4 and against the ground floor rear wall of plot 8. All of the ASHPs are set well back from the public realm, behind a side garden fenced and will have no visual impact in the development. These changes are in accordance with aim of Local Plan Policy D1, Sustainable Design, and in accordance with the Council's pledge to take action to tackle climate change.
- 4.3.3 There will be no adverse harm or impact on the residential amenity of existing neighbours to the site or future neighbours within the development from the inclusion of Solar PV or ASHPs.

S106 Contributions

- 4.3.4 As set out in the report for application 19/01669/FP, the development is making the contributions of the following planning obligations:
- 3 x 2-bed and 1 x 3-bed houses for affordable housing;
 - Open Space Management Company and SUDs Management Scheme;
 - primary, secondary and SEND education contributions;
 - childcare services;
 - library services;
 - youth services; and
 - fire hydrants.
- 4.3.5 With the existing S106 Legal Agreement it is stated that applications made under the provisions of a S73 application are bound to the existing legal agreement so a Deed of Variation to the existing S106 Agreement is not needed. The wording of this part of the S106 Agreement is attached at Appendix 2.

Other matters

- 4.3.6 There is no objection raised to the external materials to be used, that are in accordance with the materials agreed under 25/00478/DOC.
- 4.3.7 The concerns raised by local residents regarding traffic generation are noted. However, as the principle of this development has been established by the granting of planning permission 19/01669/FP, the consideration of traffic is not a matter of consideration of this S73 application.
- 4.3.8 The Highways Officer raised objection to a wall and gates on the Sperberry Hill side of the development without the details being provided. A wall and gate is not proposed as part of this S73 application.

4.4 Conclusion

- 4.4.1 There is no objection to the addition of Solar PV panels and ASHPs to the development. Grant conditional permission.

4.5 Alternative Options

- 4.5.1 None applicable

4.6 Pre-Commencement Conditions

- 4.6.1 None applicable as the development is already commenced on site.

5.0 Legal Implications

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 **Recommendation**

6.1 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 grant of planning permission 19/01669/FP.

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 external materials shall be in accordance with the details agreed under application ref. no. 25/00478/DOC unless otherwise agreed in writing with the LPA.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

4. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development; 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 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. 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

6. 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

7. Works to trees and protection of existing trees shall be in accordance with the submitted Arboricultural Impact Assessment & Method Statement (Revision B:25/04/2024) and drawing WHK21863-03 Rev B (both received 03/06/24), unless otherwise agreed in writing with the LPA.

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.

8. Prior to the occupation of each dwelling hereby permitted, the car parking spaces shown for that dwelling on the approved plans shall be marked out and made available, and shall thereafter be kept available solely for the parking of motor vehicles.

Reason: To ensure the provision of satisfactory car parking facilities clear of the public highway to meet the needs of the development and to comply with Policy T2 of the North Hertfordshire Local Plan 2011 to 2031.

9. The use of the garages hereby permitted shall remain at all times incidental to the enjoyment of the dwellinghouses to which they relate, and shall not be used in connection with any form of trade, business or commercial activity (aside from the temporary sales suite).

Reason: To safeguard the residential character of the locality and the amenities of nearby residents, both of which would be prejudiced by the activities and visual intrusion likely to be associated with a commercial activity on the site and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Class B of Part 1 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, neighbouring dwellings and future occupiers and to comply with Policy D1 and Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

11. Land Contamination Condition:
 - (a) The development hereby permitted shall be in accordance with the details approved under application ref. no. 25/00479/DOC with regards to the Remediation Method Statement.
 - (b) The development hereby permitted shall be in accordance with the details approved under application ref. no. 25/01546/DOC.
 - (c) Any contamination, other than that reported in the Paddock Geo Engineering Reports dated March 2019 (P18-184pra & P18-184gi), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination

harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters. To comply with Policy NE11 of the Local Plan.

12. Prior to occupation, each approved new dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality. To comply with Policy D4 of the Local Plan.

13. The development hereby approved shall be undertaken in accordance with the details approved under application ref. no. 25/00480/DOC with regards to any on site archaeology unless otherwise agreed in writing by the LPA.

Reason: In the interests of assessing impacts on assets of archaeological interest. To comply with Policy HE4 of the Local Plan.

14. 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 application ref. no. 25/00480/DOC and the provision made for analysis and publication where appropriate.

Reason: In the interests of assessing impacts on assets of archaeological interest. To comply with Policy HE4 of the Local Plan.

15. Prior to first occupation of the development a scheme of external lighting shall be submitted to the Local Planning Authority. The scheme shall be designed to ensure public safety and to minimise the potential effects upon the ecology of the site and its surroundings. The scheme shall include details of external lighting of the Public Right of Way No. 17 within the site. The strategy shall be designed to minimise the potential adverse effects of external lighting on the amenity and biodiversity of the site and its immediate surroundings. The scheme shall be implemented as approved and in accordance with an agreed programme/strategy, and the arrangements shall be maintained and retained thereafter.

Reason: In the interests of biodiversity and local amenity. To comply with Policies D1 and NE4 of the Local Plan.

16. Prior to the commencement of these parts of the development, full details shall be provided of sheds as shown on drawing 18142-1006 Rev G. These details shall then be approved, and the sheds erected and completed before occupation of each dwelling they would be in association with.

Reason: In the interests of providing adequate cycle storage and sustainable transport. To comply with Policies T1 and T2 of the Local Plan

17. These first floor openings of the approved dwellings shall be obscure glazed: Plot 4 - SW side window, Plot 5 - west side window, Plot 6 - west Bed 2 window and east Dressing room window, Plot 7 - west Dressing room window, Plot 13 - west side window, Plot 8 - south elevation dressing room window, Plot 1 - east elevation Bathroom window.

Reason: In the interests of privacy and amenity. To comply with Policies D1 and D3 of the Local Plan.

18. The on site BNG measures shall be in accordance with the details to be agreed under application ref. no. 25/00482/DOC unless otherwise agreed in writing with the LPA.

Reason: To enhance biodiversity in accordance with the NPPF and the North Hertfordshire Local Plan Policy NE4.

19. The bat and bird boxes in the development shall be installed in accordance with the details approved under application ref. no. 25/00484/DOC unless otherwise agreed in writing with the LPA.

Reason: To enhance biodiversity in accordance with the NPPF and the North Hertfordshire Local Plan Policy NE4

20. During the construction phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no work at any time.

Reason: To protect the residential amenity of existing residents. To comply with Policy D3 of the Local Plan.

21. Mechanical ventilation shall be installed in first floor bedrooms as detailed in Section 6 and Figure 4B of "Proposed Residential Development at Stevenage Road /Sperbery Hill St Ippolyts, Noise Assessment" Report reference 2019-05-31a dated 31 May 2019 by Auracle Acoustic.

Reason: To protect the residential amenity of future residents. To comply with Policies D1 and SI2 of the Local Plan.

22. The finished floor levels shall be in accordance with the details agreed under application ref. no. 25/00487/DOC unless otherwise agreed in writing with the LPA.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to comply with Policy D1 of the Local Plan.

23. The hard landscaping works shall be in accordance with the details agreed under application ref. no. 25/00488/DOC unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

24. The drainage scheme shall be in accordance with the details agreed under application ref. no. 25/00489/DOC unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of North Herts Council. To comply with Policy NE8 of the Local Plan and Section 14 of the NPPF.

25. The maintenance and management of the sustainable drainage scheme shall be in accordance with the details agreed under application ref. no. 25/00490/DOC unless otherwise agreed in writing by the LPA.

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 North Herts Council. To comply with Policy NE8 of the Local Plan and Section 14 of the NPPF.

26. 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 1. 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 North Herts Council. To comply with Policy NE8 of the Local Plan and Section 14 of the NPPF

27. The interim and temporary drainage measures for the construction phase shall be in accordance with the details agreed under application ref. no. 25/00491/DOC unless otherwise agreed in writing by the LPA.

Reason: To prevent flooding and pollution offsite in accordance with the NPPF. To comply with Policy NE8 of the Local Plan and Section 14 of the NPPF.

28. The vehicular access shall be completed and thereafter retained in accordance with the details agreed under application ref. no. 25/00492/DOC unless otherwise agreed in writing by the LPA.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T1 of the Local Plan.

29. Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved drawing number 18142-1006 Rev G. The splay shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T1 of the Local Plan.

30. The development hereby approved shall be completed in accordance with the details approved under application ref. no. 25/00493/DOC with regards to the Construction Management Plan unless otherwise agreed in writing by the LPA.

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). To comply with Policy T1 of the Local Plan.

31. Prior to the first use of the development hereby permitted, arrangement shall be made for surface water from the proposed development to be intercepted and disposed of separately so that it does not discharge onto the highway carriageway.

Reason: To avoid the carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T1 of the Local Plan.

32. Notwithstanding the approved plans, a permanent pedestrian access shall be provided between approved Plots 7 and 8, and the dwellings approved to be accessed off Stevenage Road. The access shall be retained in perpetuity. Detailed plans of the access, its location within the development, and adjacent boundary details and landscaping and hard surfacing, shall be submitted to the Local Planning Authority for approval prior to the commencement of construction of the 'affordable' dwellings. The access shall be completed in accordance with the approved details prior to the first occupation of the 'affordable' dwellings, unless otherwise agreed in writing with the LPA.

Reason: In the interests of maximising physical and social accessibility. To comply with Policy D1 of the Local Plan.

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.

7.0 **Appendices**

7.1 Appendix 1 – Report for application 196/01669/FP.

7.2 Appendix 2 – Section of S106 Legal Agreement.